

Sandy City, Utah



**Sandy City - HUD
Consolidated Plan:
2010 - 2015**

SandyCity,Utah

Consolidated Plan: 2010 - 2015

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Part

I

Introduction

Introduction

This document comprises the Consolidated Plan for Sandy City, Utah, which pursuant to 24 CFR Part 91 Consolidated Submission for Community Planning and Development Programs, is required to be submitted to the Department of Housing and Urban Development (HUD) as a prerequisite to receive funds under these formula grant programs:

- Community Development Block Grant (CDBG);
- Home Investment Partnership Program (HOME);
- Emergency Shelter Grant (ESG); and
- Housing Opportunities for Persons with AIDS (HOPWA).

The overall goal of these programs are to develop viable urban communities by providing decent housing and a suitable living environment with expanding economic opportunities principally for low-and moderate-income persons. Decent housing includes assisting homeless persons; maintaining the affordable housing stock; increasing the availability of affordable permanent housing; and increasing the supply of supportive housing which provides services for persons with special needs. A suitable living environment includes improving safety of neighborhoods; increasing access to quality facilities and services; revitalizing deteriorating neighborhoods; restoring and preserving historic properties; and conserving energy resources. Expanded economic opportunities include creating and retaining jobs; assisting small businesses; making available mortgage financing and self-sufficiency opportunities for low-income persons in public and assisted housing.

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The consolidated submission for these programs requires the jurisdiction to describe in one document the plan through which it will pursue community planning and development and housing programs. The consolidated plan serves as a planning document built on participation and consultation from all levels; an application for Federal HUD's formula grant programs; a strategy to follow in implementing those programs; and an action plan which targets performance levels.

What is a Consolidated Plan?

The Consolidated Plan is a collaborative process through which the community identifies its housing, homeless and community development needs and establishes goals, priorities and strategies for addressing those needs. The plan must also identify how the HUD funds included in the plan will be spent over the upcoming program year - taking into account the regulations governing the programs - to meet locally-identified needs of low- and moderate-income households. The HUD program year for Sandy City runs July 1 through June 30.

The lead agency for the development and implementation of the plan for Sandy City is the Sandy City Community Development Department.

Approach to Development of a New 5-Year Strategic Plan

This document represents a new five-year Consolidated Plan for Sandy City (2010-2015), and replaces the plan that was originally done in 2005. Sandy City had several goals as we began to work on a new Consolidated Plan. These included:

- Gaining an understanding of how the environment and trends have changed since the 2005 plan was developed;
- Getting broader and more in-depth input from citizens about their community development needs and goals;
- Updating data from the previous plan; and
- More clearly identifying the unique objectives and outcomes for Sandy City.

For the 2010-2015 plan, the City worked to gather, update and analyze data, solicit key stakeholder input and develop strategic plan principles and goals. Based on a Modified Logic Model format the City gathered citizen input and developed priority needs, activities, strategies, five-year objectives, outcomes and a one-year action plan.

Format of the Plan

There are three broad themes that are used to organize the Sandy City 2010-2015 Strategic Plan:

- Affordable Housing Opportunity
- Neighborhood and Target Area Revitalization
- Economic Development and Economic Opportunity

The Consolidated Plan contains the following sections, which comprise the new 2010-2015 strategic plan:

- **Section 1** – Managing the Process, including Citizen Participation, Consultations, Coordination and Institutional Structure.
- **Section 2** -- Community Profile, including housing profiles, needs assessments and barriers overcome in meeting needs.
- **Sections 3**--Sandy City 5-Year Strategic Plan, including priority needs, goals, activities, strategies, objectives, outcomes and an inventory of local institutions and resources that can support plan implementation. Includes HUD Tables 1A, 1C, and 2A

Part

1

Managing the Process

Consultation and Citizen Participation

The Consolidated Plan consists of the information required in 24 CFR Part 91, et.al., and is submitted in accordance with instructions prescribed by the U.S. Department of Housing and Urban Development.

The lead agency responsible for overseeing the development of the plan is Sandy City, Community Development Department, Planning Division, Long Range Planning/Community Development Block Grant Administration Section, which administers the funds of the formula grant program for which the plan is required to be prepared. The government of Sandy City is the area of local jurisdiction. It combines the administrative functions of the elected Mayor and legislative process of a 7 member elected City Council.

The significant aspects of the process by which the consolidated plan was developed include the extensive consultation and citizen participation efforts.

Consultation

The preparation of the Consolidated Plan involved consultation with other public and private agencies which provide assisted housing, health services and social services, including providers to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. Some of the agencies are: The Housing Authority of the County of Salt Lake, Valley Mental Health, South Valley

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Sanctuary Women's Shelter, YWCA of Salt Lake City, Community Action Program, The Road Home of Salt Lake City, Legal Aide Society of Salt Lake City, ASSIST a Community Design Center, Sandy Senior Citizen Center, Sandy Club for Boys and Girls (not associated with the Boys and Girls Club of America), Community Services Council and the Long Range Planning Committee for the Homeless.

Health and child welfare agencies, including the State of Utah Department of Health and Human Services, and the Salt Lake City and County Board of Health were consulted to examine data relating to lead-based paint hazards and data on the addresses of housing units in which children have been identified as lead poisoned.

The adjacent units of general local government of City of Draper, City of South Jordan, City of West Jordan, Town of Midvale, and the County of Salt Lake, as well the Wasatch Front Regional Council (a metropolitan-wide planning coordination agency), were consulted broadly on strategy and needs.

The local public housing agency participating in the approved Comprehensive Grant program, the Housing Authority of the County of Salt Lake, was consulted in-depth concerning low income housing needs and resident programs and services.

Coordination of resources and compilation of data for the consolidated plan was accomplished through a multi-faceted process combined of public hearings, roundtables, special presentations, mail and telephone surveys with affected agencies and organizations. Coalitions, commissions, councils, boards and committees representing affected organizations throughout the area of jurisdiction were sought out for their participation.

Citizen Participation

The Consolidated Plan regulations, Section 91.105, state that a citizen participation plan is required to be adopted by the jurisdiction unless a plan that complies with section 104(a)(3) of the Housing and Community Development Act of 1974 has previously been adopted. Citizen participation has been an established priority of Sandy City, Utah for many years. Since the existing citizen participation plan complies with section 104(a)(3), adoption of a new plan is unnecessary. The need for citizen participation is important for determining how Community Development Block Grant (CDBG), and HOME Investment Partnerships funds are used. As a member of the Salt Lake County Consortium, Sandy City helps prioritize how best to allocate the consortium HOME funds.

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Citizens in Sandy City, especially those of low, very low, and extremely low-income are encouraged to participate in the development of the Consolidated Plan, its substantial amendments and the performance report. Also, citizens including minorities and non-English speaking persons, persons with mobility, visual or hearing impairments are also strongly encouraged to participate. It is the contention of the jurisdiction that citizens of an area are the best resource for identifying issues, suggesting solutions, developing and amending plans and programs to solve existing and future problems.

CDBG Citizens Committee

A 7 to 15 member Citizens Committee sets overall general CDBG policy. The Committee periodically recommends to the City Council changes in the City's community development needs and objectives, and CDBG administrative activities. The City Council and Mayor appoint Committee Members for staggered two-year terms (which begin in January). The Committee membership consists primarily of individuals from areas and interests eligible for CDBG funds. Each year the Community Development Department seeks the nomination of individuals to fill expected vacancies on the Citizens Committee. Individuals may submit names of potential nominees to the CDBG Program Administrator. The Community Development Department and the Committee then screen potential nominees. Recommendation of nominees are made to the City Council and Mayor for consideration for respective appointments to the Committee. The current committee members are as follows:

CITIZEN COMMITTEE REPRESENTATIVES

Erick Allen
Joseph Baker
Kay Burton
Macleans GeoJaJa
Donald Gerdy
Wade Greenwood
David Kingsbury
Allan Setterberg
Jeff Smith

The CDBG Citizen's Advisory Committee serves as the city-wide community development advisory body in the citizen participation process for the CDBG Program. Their functions are as follows:

(1) To become advocates of the CDBG Program and solicit community support for the CDBG plans and programs.

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- (2) To review the citizen input from the public hearings.
- (3) To ensure that citizen input is considered in the preparation of the Community Development Block Grant Program.
- (4) To ensure citizen input in the development of all program amendments which involve changes in beneficiaries, in location of activities and in budget shifts, changes in the Citizen Participation Plan, and any other major changes in community development block grant activities during any program year.
- (5) To provide citizen input in the development of any community development block grant plan and subsequent revisions, the Consolidated Plan and the performance report.
- (6) To review the administration's Community Development Block Grant recommendations.
- (7) To keep informed of applicable Federal Regulations governing formula grant programs; and
- (8) To inform neighborhood residents and all sectors of the community who are concerned with community development block grant program of the actions of the City relative to the formula grant program.

Access To Meetings

All meetings and public hearings are held in accessible locations such as the Sandy City Hall. All citizens are encouraged to participate. For public hearings, citizens are notified through a public advertisement 14 days prior to the hearing. The notice is published in a newspaper of general circulation within the community. The notices include the date, time, place, procedures and topics of the public hearing. The notice also states if any non-English speaking persons, as well as persons with mobility, visual or hearing impairments wish to attend and have special needs, they are asked to notify the Community Development Department in advance so that accommodations may be arranged.

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Access to Information

Drafts and final copies of reports completed by the jurisdiction, and all records used for the development of the Consolidated Plan are available at the Community Development Department office as well as on the City's website (www.sandy.utah.gov) All records remain on file for a period of five years and are available for review by citizens at any time.

Technical Assistance

The CDBG Program Administrator for the City provides technical assistance upon request from individuals or groups desiring help. Assistance includes supplying information, checking eligibility of activities, helping to develop proposals. The CDBG Coordinator makes periodic presentations to community quadrant meetings providing additional CDBG information to the local Community. Where workload requirements cause delays in providing help, the CDBG Program Administrator shall arrange for some form of assistance to assure that timely help will be made available to meet deadlines, except for requests made just before a deadline.

Public Hearings

Public hearing were held by the jurisdiction in January, February, March, and April, 2010, regarding the Consolidated Plan. They were held at times and locations convenient for people to attend. Each public hearing was held at City Hall or at the Salt Lake County government complex. All of the locations were buildings that were accessible to citizens with disabilities and/or special conditions. The public hearings and 30-day public comment period were publicized in the local newspaper. A complete public hearing report which contains all of the public comments and the responses to comments is located in the Appendix.

Publishing the Proposed Plan

An executive summary of the proposed Consolidated Plan was published in the local newspaper. The notice included the purpose of the plan, a list of the contents and the locations where a copy may be reviewed. Copies of the plan were available at City Hall and on the City's website. Copies of the plan are available upon request.

Comments and Views of Citizens

Comments received from citizens in writing or from the public hearings were considered when preparing the final Consolidated Plan. The jurisdiction provided at least 30 days to receive comments from citizens on the Consolidated Plan. The jurisdiction considered comments and views of citizens received in writing or orally at the public hearings, in preparing the final consolidated plan. A summary of any comments or views, and a summary of any comments or views not accepted and the reasons therefore, is attached to the final Consolidated Plan. There is a written response made within 15 days, where practical, to any complaints that are received.

Displacement

It is the policy of the jurisdiction to comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; the requirements governing the residential anti-displacement and relocation assistance plan; the relocation requirements governing displacement subject to section 104(k) of the Act; and the relocation requirements governing optional relocation assistance under section 105(a)(11) of the Act.

As required under section 104(d) of the Act, the jurisdiction will follow a residential anti-displacement and relocation assistance plan providing one-for-one replacement units [(570.606 (c)(1))]. Consistent with other goals and objectives of the CDBG program, the following policy has been adopted by the jurisdiction to minimize the displacement of persons from their homes as a result of any activities assisted under the program:

- Displacement will be avoided unless the real property involved is necessary to redevelopment or continuation of a project.
- Acquisition and demolition will be limited to unoccupied structures wherever possible.
- Rehabilitation will be promoted whenever feasible. It is not the intent of this agency to cause displacement without justification.

Relocation assistance will be provided to each low/moderate income household displaced by the demolition of any housing unit or by the conversion of a low/moderate income dwelling to another use, occurring as a direct result of assisted activities. Persons will be provided assistance as described in 570.606(c)(1) or as described in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).

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Institutional Structure, Coordination & Resources

The development of the 2010-2015 Consolidated Plan for Sandy City is a component of a larger Consolidated Plan for the Salt Lake County Consortium. This section includes an overview of the institutional structure that will be used to implement the Sandy City plan, as well as the resources that could be made available from the various institutional sectors. It also describes coordination activities, and assesses the gaps in the institutional structure.

Consulted Agencies for the Plan

Sandy City

The Sandy City Community Development Department administers the City's housing, neighborhood revitalization, homeless and human services programs. Functions of the department include planning and policy-making, program administration, management of grants and monitoring and inspection. The Department, in coordination with the Department of Administrative Services, administers the Community Development Block Grant program. Other city departments involved in community development efforts include Economic Development, Parks and Recreation, Public Utilities, Public Works, Police and Fire.

Other Units of Local Government

Within Sandy City there are several areas of unincorporated Salt Lake County (commonly referred to as county islands), each with its own citizen's advisory committee to County government. Many of these unincorporated areas contain low- and moderate-income populations and target areas that can submit projects to Salt Lake County for funding with County CDBG and HOME funds.

Housing Authority of the County of Salt Lake

The Housing Authority, through its development and management of public housing units and administration of Section 8 vouchers and certificates, is the primary provider of housing for extremely low-income households in Sandy City. The Housing Authority is also involved in administering self-sufficiency and homeownership programs for public housing residents.

There is no relationship between the Housing Authority and the City or County in the areas of hiring, contracting and procurement.

Coordination with HUD Comprehensive Grant Program

There are no activities in the Sandy City Consolidated Plan that are currently being coordinated or jointly funded with the Housing Authority's Comprehensive Grant

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program. The Housing Authority's current plans are to use Comprehensive Grant funds for reserve and replacement costs for existing units, and to gradually acquire additional units. Should some of these resources be available in the future for activities that have a broader community impact, such as construction of new units, the Housing Authority will coordinate with the City.

Cooperative arrangements do exist, however, between the Housing Authority and Sandy City on several projects, and these will continue in the future as the Housing Authority implements its 5-Year Plan. The planning processes being undertaken by the Housing Authority regarding the placement of additional transitional housing units involve the City and surrounding city neighborhoods. Implementation of homeownership initiatives in the Housing Authority's 5-Year Plan will provide opportunities to coordinate with City and County housing programs.

Educational Institutions

There is one public school district within Sandy City. The current enrollment for the 2010 school year for the Canyons School District is approximately 33,000 students. The school district serves several cities in addition to Sandy City, including Draper, Midvale, Cottonwood Heights, Alta, and the adjacent unincorporated areas of Salt Lake County. Public educational institutions of higher learning in Sandy City include The University of Utah Extension, the Salt Lake Community College Sandy Campus and the Larry Miller Entrepreneurial Business Education Center/Salt Lake Community College. There are also a number of private elementary and secondary schools.

In addition to meeting educational needs, schools are increasingly dealing with issues of social services, safety and neighborhood revitalization. Schools, colleges and universities are also working with the business community and social service agencies to help prepare low-income residents for employment.

Non-Profit Sector Community-Based Non-Profit Developers

There are number of community-based non-profit development organizations in Sandy City and Salt Lake County that construct or rehabilitate affordable housing for the general low-income population. Others are involved in economic and commercial development activities. These groups operate in a specific neighborhood and generally also have a neighborhood revitalization mission.

Community-based non-profit development groups include:

- Utah Non-Profit

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- Habitat for Humanity of Salt Lake City
- Housing Opportunities Inc
- ASSIST

While production capacity for some non-profit developers has increased, many groups have limited resources and produce only a small number of units a year.

Community-wide Non-Profit Developers

In addition to community based non-profit organizations, which undertake development projects in particular neighborhoods, there are also non-profit developers in Salt Lake County that operate throughout the community.

Developers and Providers of Housing for Special Needs Populations

In Sandy City and Salt Lake County there exist active non-profit developers that focus on persons with mental illness, persons with mental retardation and developmental disabilities, the elderly and persons with AIDS. These are identified in Section 4, Facilities and Services for Persons with Special Needs. A steady flow of local, state and federal resources for these target populations has enabled many of these organizations to put together sophisticated financing packages to produce a significant number of units.

Providers of Home Repair, Weatherization and Housing Accessibility Services

A number of non-profit organizations provide housing repair and modification services in order to improve the condition of housing, increase energy efficiency or to enable persons with disabilities to live independently. Services are provided primarily by settlement houses or social service agencies, which provide physical improvements to housing as part of an array of community social services, and by organizations that serve the elderly and persons with physical disabilities.

Providers of Supportive and Social Services

Non-profit supportive and social service providers include an array of organizations ranging from small volunteer programs associated with faith based organizations to large countywide service-providers.

Neighborhood and Community Associations

Within Sandy City there are a number of area commissions, civic associations, business associations and other similar neighborhood groups. Some are officially sanctioned and supported by the City, while others function on a more informal basis, often forming around a controversial neighborhood issue.

Neighborhood associations are an important link between residents and city government, informing the city of neighborhood service needs, participating in planning processes and commenting on development proposals. They also serve the function of organizing residents and businesses to accomplish local neighborhood improvement projects, such as clean-up campaigns and crime prevention activities. Similar neighborhood and community associations also exist in suburban unincorporated Salt Lake County.

Private Sector Lenders

There are a large number of lending institutions in Sandy City and Salt Lake County, including banks, savings and loans and mortgage companies. The larger lenders have officers responsible for overseeing compliance with the Community Reinvestment Act. Others have bank Community Development Corporations which are involved in developing innovative products to enable the bank to participate in projects that benefit low and moderate income areas. Lenders help to finance industrial and commercial development projects, including small and minority businesses.

Many lenders are most comfortable with lending for homeownership projects, but some are participating in rental housing projects as well. Programs such as the Federal Home Loan Bank's Affordable Housing Program, and City and County loan and grant programs are helping to increase lender participation in nonprofit development projects.

Affordable Housing Builders, Developers and Managers

There are many for-profit builders, developers and managers of affordable housing in Sandy City and Salt Lake County, ranging from small landlords who have Section 8 tenants, to large developers who have packaged sophisticated Low Income Housing Tax Credit projects. There are also large single-family builders who are marketing unsubsidized affordable homeownership products in selected suburban unincorporated county locations. Others manage private subsidized rental housing.

Business and Economic Development Organizations

Several private sector organizations focus on improving the business climate and furthering economic development in Sandy City and Salt Lake County. These include the Sandy City Chamber of Commerce, and the Larry Miller Entrepreneurial Business Education Center.

The Sandy Chamber administers programs aimed at assisting small, minority and women-owned businesses. The Sandy Area Chamber of Commerce Business

Development Council has a program called the Successful Business Building Program. These classes will teach how to make your business successful. The Larry Miller Entrepreneurial Business Education Center provides small business technical assistance and through SBA and state programs, assists with locating financing.



First 3 of 4 phases completed of the Larry Miller Entrepreneurial Business Education Center.

Private Sector Service Providers

The principal category of private-sector service providers is hospitals and health care providers. For-profit hospitals provide services for low-income people and further prevention efforts in the community. Some are involved in neighborhood revitalization efforts and support community-based development organizations through corporate foundations.

Gaps in the Institutional Structure

Since the last Consolidated Plan was written, progress has been made in overcoming gaps in the institutional structure, however, a number of gaps remain. Many of these were identified in the previous Consolidated Plan, and the stakeholder focus groups generated a number of additional gaps. The Strategic Plan goals and objectives are intended to address these gaps to the extent possible with available resources:

Overall Gaps

- Lack of a visible, pro-active role on the part of community leaders in dealing with tough, inter-jurisdictional affordable housing and community development issues such as dispersion of affordable housing, removal of regulatory barriers and overcoming discrimination.
- Collaboration gaps exist between service providers and funding agencies.
- Welfare reform is putting a strain on other community service systems.

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- Lack of economic self-sufficiency programs and an inadequate safety net for single individuals.
- Economic self-sufficiency programs often lack a housing component.
- Lack of sufficient, affordable childcare services to meet the needs of working parents.
- Insufficient treatment facilities and housing options for people with chemical dependency.

Public Sector Gaps

- It is difficult to coordinate local, state and federal housing and community development program rules and regulations to serve those most in need in a cost-effective manner.
- Limited resources reduce the capacity of the City and County to expand services.
- There are turf issues among local governments and state government.
- The Housing Authority public housing units and the use of Section 8 certificates and vouchers are concentrated almost entirely in the northern part of Salt Lake County and are not located in Sandy City.
- Public transportation does not adequately serve reverse commuting and cross-county transportation needs.
- Public school curricula do not adequately address the social and skill development needs of low-income populations.

Non-Profit Sector Gaps

- The capacity of non-profit development organizations to produce and maintain housing and economic development projects varies widely.
- Some non-profits lack the capacity to handle regulatory, financial management and reporting requirements of grants and loans.
- It is difficult for non-profits to secure stable, ongoing sources of operating funds.

Sandy City Consolidated Plan: 2010 - 2015

- In order to make a development project work, it is necessary for non-profit developers to put together financing from many different sources, each with its own regulations and requirements.

Private Sector Gaps

- Inadequate linkages to connect those living in poverty and needing employment with economic growth areas where labor shortages exist.
- Many retail and service sector jobs do not pay a "living wage" or offer benefits.
- Few local corporations contribute to affordable housing and community development equity funds that benefit Sandy City.
- Insufficient coordination among multiple sources of financial and technical assistance for small and minority businesses and startup entrepreneurs.
- It is not financially feasible for private developers to develop housing projects affordable to extremely low-income people without ongoing rental assistance.

Coordination

The various coordination activities in Sandy City and Salt Lake County highlight one of the key strengths in the institutional structure. This has been particularly true in many planning processes which involved a broad base of community representatives in a process to develop a common vision and strategic plan. The following is an overview of coordination activities.

Intergovernmental Cooperation and Coordination

Development and implementation of the Consolidated Plan in Sandy City and Salt Lake County is a coordinated city-county process. The Consolidated Plan stakeholder participation process included representatives of Sandy City, Salt Lake County and other member jurisdictions of the consortium, as well as the private and non-profit sectors.

Organizations in Sandy City and Salt Lake County have been active in accessing available state resources, and a number of the Consolidated Plan goals involve continuation or expansion of these activities. In the development of the Sandy City and Salt Lake County Consolidated Plan, a number of state agencies were contacted in order to identify available state resources.

Sandy City Consolidated Plan: 2010 - 2015

Principal State of Utah agencies that fund activities related to the Consolidated Plan goals are:

- Governor's Office of Planning and Budget
- Department of Human Services
- Department of Health
- Department of Education
- Department of Transportation
- Environmental Protection Agency
- Bureau of Employment Services
- Board of Regents

Other Coordination Activities

There are a number of mechanisms in Sandy City and Salt Lake County to enhance coordination among organizations involved in implementation of Consolidated Plan objectives. These include:

The Road Home - organization charged with coordinating and allocating public and private funds to assist emergency shelter programs and develop a community-wide plan to reduce the number of homeless people.

Long Range Planning Committee for the Homeless - coalition of homeless service and shelter providers, and units of local government to coordinate service delivery, share information and coordinate advocacy on local, state and national homeless issues and program initiatives. Also is in the process of creating a ten-year plan for the Salt Lake Area to end Chronic Homelessness.

Salt Lake County CDBG/HOME Consortium - city and county economic development, human services, and block grant agencies coordinate regional activities for the implementation of their individual action plans.

Salt Lake County Association of Governments Affordable Housing Task Force - task force of state and local government organizations, housing funders, housing and homeless service providers and community representatives to monitor and address the issue of affordable housing issues in Salt Lake County.

Coordination Strategies in the Strategic Plan

The principles underlying the 2010-2015 Sandy City strategic plan support the existing coordination activities in the community and encourage additional coordination where appropriate. Overall, the goals and objectives in the Strategic Plan require coordination of other resources, policies and programs to maximize benefit to low- and moderate-income residents and neighborhoods. Coordination and cooperation among local jurisdictions in Salt Lake County, as well as with state and federal agencies will be key to successfully implementing the Strategic Plans.

Resources

Inventory of Resources

As part of the preparation of the Consolidated Plan, a detailed inventory was prepared of annual local, state and federal housing and community development resources in Sandy City. The inventory identified over several million in total resources. These resources are for education and supportive services programs, infrastructure and capital improvements.

The resources inventoried were those that primarily benefit low- and moderate-income households, plus all economic development resources, and include grant funds. The inventory includes most public sector resources and some private sector resources. There are, however, significant private sector lender and charitable resources that were not possible to include in the inventory.

Other New Affordable Housing Resources

In addition to the resources summarized above, two other significant new resources for affordable housing are available in Sandy City. These are not easily quantified in the format of the resources table, but are important components of the local affordable housing resource base. In 1999, Fannie Mae opened a Partnership Office in Salt Lake City to target the Salt Lake County, Davis County and Utah County markets. The plan uses Fannie Mae mortgage products, community lending products, multifamily financing and other types of affordable housing investments to assist households in Sandy City to obtain affordable housing.

In 1997, the Utah State Legislature created the Olene Walker Homeless Trust Fund, to provide funding in the form of grants and low-interest and no-interest loans for the development of affordable housing programs throughout the state. The amount available varies widely from year to year, as the program is primarily funded through program income and donations via the State Income Tax Form check box program.

Strategies Related to Resources

The resources inventory was undertaken to give the Sandy City CDBG Citizens Advisory Committee a better idea of how HUD funds received by the City compare to other funding sources available to address Strategic Plan goals. Both the priorities for investment and the five-year objectives for Sandy City funds are intended to target limited City funds to activities that cannot be funded by other sources, as well as to leverage other resources whenever possible. The resources inventory will also be used in the future to evaluate the impact on the community of changes in funding of federal programs.

Part

2

Community Profile and Housing Market Analysis

An overview of Sandy City and the condition of housing in the area

Community Profile

Our Brief History . . .

Shortly after Mormon pioneers settled in the Salt Lake Valley in 1847, their leader, Brigham Young, sent groups to settle additional communities in other parts of Utah. Sandy was one of the first of these early settlements. Among the first residents were Thomas Hill Allsop and his family who owned the eastern half of what later became Sandy City. The western half of the community was first owned by LeGrand Young, although there is no evidence that he lived on his acreage.

Sandy's name was derived from the sandy soil, hundreds of feet deep in places, which underlies much of the town. The sand was deposited over many centuries by sedimentation along the shoreline of ancient Lake Bonneville.

In September 1871, the Wasatch and Jordan Valley Railroad reached south to Sandy from Salt Lake City. Brigham Young confirmed Sandy's name when he dedicated the town's first railroad depot site. The railhead was known from that time on as the Sandy Station. By May of 1873, the tracks were extended another eight miles to the mouth of Little Cottonwood Canyon in order to serve the growing number of mines in the Alta District at the top of the canyon.

Map 1: Salt Lake Communities

Sandy City Consolidated Plan: 2010 - 2015

Sandy also became a voting district in 1873 and appointed Isaac Harrison as its first justice of the peace. About the same time a 160 acre Sandy townsite was surveyed and building lots were sold. Isaac Harrison built the town's first hotel and Charles Decker built its first store. The railroad built a fine depot with an adjoining hotel, but both were destroyed by Sandy's first disastrous fire on July 13, 1880.

Sandy was also referred to as Sandy's Station after Alexander 'Sandy' Kinghorn, the first engineer to drive locomotives to Sandy over the new railroad. Whether as Sandy Station or Sandy's Station, the name endured and became Sandy City, Salt Lake County's second oldest incorporated town, in 1893. Sandy City even operated its' own jail.

Sandy was a mining and smelting town from 1871 until the turn of the century. Mule Teams hauling silver-lead ores from Alta and copper-silver-lead from Bingham brought a steady stream of riches to the town during those years. Hundreds of miners, smelter workers, teamsters and railroad men filled the town's hotels, saloons and brothels.

Early ore shipments to Sandy were sold to investors who then sent them by rail to smelters in California for refining. Soon after the railhead reached the town, however, the Saturn smelter was built in Sandy. It was followed by the construction of the Flagstaff smelter. Both of these early smelters were replaced by the Mountain Chief smelter, later called the Old Mingo, which at its peak employed some 500 men in refining operations.

The railroad also hauled Sandy's other major product, granite stone, from the quarry in Little Cottonwood Canyon. The quarry was opened in 1868, several years prior to the railroad's arrival. The stones were first carried on wagons pulled by ox teams. Later, attempts were made to dig a canal that would float the granite blocks from Sandy to Salt Lake City, but it was never completed and the coming of the railroad made the project obsolete. Stone from the granite quarry was used for more than 50 years to build first the Mormon temple, then the Utah State Capitol and other major edifices in Salt Lake City and elsewhere. As late as 1965 and again in 2000 the quarry was reopened to provide additional stone for expansion of the Salt Lake L.D.S. Temple and Conference Center.

By 1914 the Sandy area's population was about 2000, including more than 500 school children. Sandy was even then becoming a suburban community of homeowners and small farmers who valued its quiet lifestyle and its proximity to the culture and commercial centers in Salt Lake City.

Sandy City Consolidated Plan: 2010 - 2015

In the latter part of the century, Sandy became one of the fastest growing cities in America as its population rocketed to 52,210 by the 1980 census. Current estimates place Sandy's population at approximately 96,000, making Sandy City Utah's fifth largest City.

Today about 125,000 people within Sandy and the surrounding Salt Lake County area are served by Sandy's 11 commercial centers and regional shopping malls. Sandy is the gateway to four world class ski resorts (Alta, Brighton, Snowbird and Solitude), and offers many cultural and recreational opportunities to residents and visitors. Sandy residents still look out on the same unspoiled mountain vistas that greeted the town's first settlers and have the unique distinction of being able to view a federally designated wilderness area located only five miles from their back yards.

Geography

Sandy is located 15 miles south of Salt Lake City along Interstate 15. The majestic Wasatch Mountain Range rises immediately east of the City and the Oquirrh Range rises ten miles to the west. Sandy City is approximately 23 square miles in size. Altitudes range from 4,200 feet above sea level to about 5,200 feet at the base of the mountains. Peaks in the Wasatch Range exceed 11,000 feet only five miles east of Sandy.

The City is situated mainly on multilevel plateaus which once formed the shoreline of prehistoric Lake Bonneville. This ancient lake, some 1,000 feet deep, once covered the entire Salt Lake Valley and most of the State.

Some time between 30,000 and 20,000 B.C. the waters of Lake Bonneville broke through Red Rock Canyon in southern Idaho and flooded into the Snake River. Within just a few years, most of the lake had poured down the Snake and Columbia river valleys to the Pacific Ocean. The lake further receded as the climate of the area became drier. Today the Great Salt Lake and Utah Lake are the surviving remnants of this great inland sea.

The Wasatch fault system, which helped create the Wasatch Range, runs along the east side of Sandy. Although no significant earthquakes along this fault system have been recorded in over 150 years, evidence of its ancient movement can be seen clearly in many areas throughout eastern Sandy. A marker at the mouth of Big Cottonwood Canyon identifies the exact point where the canyon road crosses over the fault.

The City is bisected by "Dry Creek", an urban nature park that is maintained by the Salt Lake County Parks Division. The park is a miniature canyon that runs east-west,

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Map 2: Sandy City Vicinity Map

Sandy City Consolidated Plan: 2010 - 2015

and is criss-crossed by horse and pedestrian trails. The park area also has several picnic areas, and two equestrian parking areas. To maintain its special character, the City has created a special zoning district and master plan to ensure that modern development does not spoil its natural beauty.

The Jordan River is located at the western most edge of Sandy City, and flows year-round. While not navigable by large water craft, it is a popular area for canoes and other similar watercraft. The City has recently purchased a municipal golf course and trail system along the Jordan River corridor.

Climate

Sandy enjoys four well-defined seasons, usually without marked extremes. The mean annual temperature is near 51 degrees. The climate is semiarid and temperate.

Temperature

The mean Spring temperature is 49.9 degrees. The Summer mean temperature is 73.0 degrees. Summers are fairly hot with many daily maximums above 90 degrees F with occasional days reaching 100 degrees F, but summer evenings are cooled by unfailing canyon breezes. The mean Fall temperature is 52.8 degrees F and the leaves changing to their fall colors on the mountain slopes are a glorious sight. The mean Winter temperature is 31.7 degrees F. There are several winter days with minimums below freezing and a few days below zero.

Precipitation & Snowfall

The annual precipitation is 16.18 inches with a high of 2.12 inches in April and a low of 0.81 inches in July.

Snowfall averages 58.0 inches a year. Measurable snowfall usually begins in November and continues through April. Heaviest snow accumulation is experienced in January when an average of 13.2 inches is received. Winter temperatures vary enough during winter months to allow streets to remain dry and clear between storms.

Temp	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean	27.9F	34.1	41.8	49.7	58.8	69.1	77.9	75.6	65.2	53.2	40.8	29.7
Min.	19.3	24.6	31.4	37.9	45.6	55.4	63.7	61.8	51.0	40.2	30.9	21.6
Max.	36.4	43.6	52.2	61.3	71.9	82.8	92.2	89.4	79.2	66.1	50.8	37.8
Prec	1.11"	1.23"	1.91"	2.12"	1.80"	0.93"	0.81"	0.86"	1.28"	1.44"	1.29"	1.40"
Snow	13.2"	9.5"	9.9"	5.0"	0.6"	Trace	0	0	0.1"	1.3"	6.4"	12.4"

Finding Your Way Around

Sandy City Consolidated Plan: 2010 - 2015

All street addresses in the Salt Lake Valley are numbered from a central maker located at the intersection of South Temple Street and Main Street in downtown Salt Lake City. Most streets are also named to show their relative position to this central location. 9400 South Street, for instances, is 94 blocks south of the central maker. 700 East Street is seven blocks east of the central area residents usually leave off the designation 'street' when giving an address. Hence, 9400 South Street is simply 94th South. This makes many addresses look like coordinates on a map unless you understand the street numbering system. A typical address such as 8807 South 700 East is located in the 88th block south of the central maker on 700 East Street. The address 598 East 9400 South is located in the 5th block east of the central maker on 9400 South Street. Once you understand the numbering system, addresses in Sandy and other Utah cities are easy to locate.

Transportation

Freeway and Highway Systems

All-weather roads prevail. Sandy City is located just 4 miles south of the I-15 and I-215 junction. The overall Utah transportation infrastructure includes over 43,000 miles of roads and highways.

- Interstates 80 and 15 converge in Salt Lake City
- I-84 separates from I-15 in northern Utah and travels northwest to Boise and Portland
- I-70 separates from I-15 in central Utah and leads east to Denver
- I-15 North to Salt Lake City, Ogden, Idaho and Canada.
- I-80 East to Park City, Wyoming, the Mid-West, and terminating in New York City
- I-80 West to Reno, Sacramento and San Francisco
- I-15 South to Provo, St. George, Las Vegas, Los Angeles and San Diego.
- I-15 North to the Canadian border.
- SR-209 to Alta and Snowbird Ski Resorts
- SR-190 to Brighton and Solitude Ski Resorts, Park City

Air Transportation

Salt Lake City International Airport - Owned and operated by Salt Lake City, SLC International Airport is a 30 minute drive north of Sandy City. It is a major passenger and freight terminal. 8 airlines and their affiliates provide over 746 daily flights to over 100 cities including a non-stop flight to Paris, France. Delta Airlines and Southwest Airlines both operate hubs in Salt Lake City.

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Salt Lake Airport Number 2 - Owned and operated by Salt Lake City, SLC Airport #2 is a general aviation facility located 20 minutes to the west of Sandy City. The airport accommodates small aircraft including corporate jets and turbo props.

Other Area Airports - Area airports handling small aircraft and other general aviation include Provo City, Ogden, and in extreme emergencies, Hill Field (United States Air Force).

Trucking/Delivery Services

The Salt Lake Valley is serviced by major state and national carriers as well as local lines. More than 2,500 trucking firms are based in Utah. These carriers provide regularly scheduled, daily, direct service from Utah's metropolitan areas with one or two day service to almost any point in the western United States. Daily service includes:

- United Parcel Service (UPS)
- Federal Express
- AirBorne
- DHL

Destination City	Mileage from SLC	Delivery Time
Atlanta	1,976	3 - 4 days
Chicago	1,443	2 - 3 days
Dallas	1,262	1 - 2 days
Denver	512	1 day
Los Angeles	730	1 - 2 days
Phoenix	688	1 - 2 days
Portland	807	1 - 2 days
San Francisco	755	1 - 2 days
Seattle	869	1 - 2 days

Bus System

Greyhound Service (from Salt Lake City) to San Francisco, Denver, Los Angeles, and

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Portland.

Utah Transit Authority (UTA)- An urban mass transit system with many service lines located in Sandy City to other points within the Salt Lake Valley. The entire UTA system serves Salt Lake, Weber, Davis and Utah Counties with 165 bus routes covering 1,800 square miles. Over 400 buses carry an average of 63,000 riders each day over the entire bus network.

TRAXX (UTA Light Rail) - An urban light rail mass transit system with service from downtown Salt Lake City to Sandy City and points in between. There are three TRAXX light rail stations in Sandy. Average daily passenger one-way trips is 21,000. The system has also been extended to the University of Utah Campus. There are two expansions currently under construction to the west Salt Lake Valley and to the airport. There are plans for future extensions into Draper and in the next 5-20 years.

FrontRunner Commuter Rail - 38 miles of track were completed in 2008 running from Ogden to downtown Salt Lake City. This service provides 7 stops for commuters to access quick and reliable mass transit opportunities for commuting. In addition, another 45 miles of track are scheduled to be completed by 2015. This will extend the system through Sandy and down into Provo in Utah County, offering millions of people a viable option for travel along the Wasatch Front.



Rail System

Utah has 1,700 miles of railroad track throughout the state which converge in the Salt Lake-Ogden metropolitan area. Two class I railroads, Union Pacific and Southern Pacific, serve Utah, providing second morning service to 90% of the western United States. Salt Lake City is the westernmost point from which all west-coast cities can be directly served without backtracking.

Amtrack passenger rail services are accessible in Salt Lake City.

Recently Completed and Future Road Projects

The State of Utah recently completed the State Street reconstruction and widening project. As part of this project several intersections along State Street were widened and improved. This will included 9000, 9400, 10000, 10400, and 10600 South.

The State is also completing work for the 700 East widening project. This includes widening 700 East from a 2 lane to 4 lane road from 9400 South, south to the City border. This will also includes widening the bridge over the Dimple Dell Regional Park area.

Work continues on a new freeway interchange on I-15 at 114000 South. The project is anticipated to be completed by 2011, and will improve access to commercial land in Sandy, Draper and South Jordan, and also improve freeway access for local residential commuter traffic.

Highland Drive (approximately 2000 East) is planned to be extended southward into Draper, but development is dependant upon federal funding. To cross into Draper, a large bridge would be required to span the Dimple Dell Regional Park as it crosses the natural canyon. At this point in time, Draper City has not expressed any interest to have the road connect with their City. It is anticipated that the road will not be constructed for at least 10-12 years.

Water

Sandy residents are fortunate to live in an area so abundant in clean water. We enjoy the clean, pure water from many pristine canyons, various crystal clear canyon streams, and abundant groundwater aquifers.

The City water supply comes from both groundwater and surface water. Groundwater is pumped to the surface from underground aquifers located several hundred feet below the earth's surface. Surface water is generated by the snow melt of six canyons along the east side of Sandy and the Provo River.

The City relies on three main supplies for its water needs. First, Sandy City is a member of the Metropolitan Water District of Salt Lake City. From the District, Sandy receives treated surface water which is taken from Little Cottonwood Creek

and from Deer Creek Reservoir. Second, the City purchases water from the Jordan Valley Water Conservancy District. This District supplies the City with surface water from the Jordanelle and Deer Creek Reservoirs, five mountain streams east of Sandy, and numerous wells located throughout Sandy. Third, the City pumps groundwater from its 21 wells. These wells are used to supply safe drinking water in the sweltering summer months when demand is high.

Contaminants in Sandy City Water

Drinking water, including bottled water may contain small amounts of contaminants. Contaminants may be naturally occurring minerals, radioactive materials, and animal waste. A small amount of a given contaminant does not pose a health risk.



Bell Canyon Reservoir

Sandy City has conducted a source assessment on each of its groundwater sources. The assessment identifies protection zones around each well and potential contaminant sources within each zone.

The City has implementing a source management protection plan for each of the City's well sites. The plan seeks to prevent contaminants from entering into the groundwater by conducting a risk assessment of each well site and then determining whether current safeguards are adequate. The plan also provides for a contingency plan in the event that a groundwater source should become contaminated.

The Sandy City Council adopted a Drinking Water Source Protection Ordinance to protect our groundwater sources. The Department of Public Utilities also drafted a Watershed Protection Ordinance that was adopted by the City to further safeguard the water sources that come from our canyons.

Sandy City is also a member of the Salt Lake Valley Groundwater Coalition. This group consists of 14 area drinking water suppliers, the Salt Lake City/County Health Department, and the Utah State Department of Environmental Quality. These entities

have joined forces to protect drinking water wells throughout Salt Lake County. The Coalition's efforts have received a National Engineering Excellence Award and Achievement Award from the U.S. Environmental Protection Agency.

With our success in delivering clean water, we also recognize that some people may be more vulnerable to contaminants in drinking water than others.

Immuno-compromised persons, such as those undergoing chemotherapy, organ transplant patients, individuals with HIV/AIDS and other immune system disorders, as well as some elderly persons or infants may be at risk. These people should seek advice about drinking water from health care professionals or by calling the U.S. Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

If you would like information on groundwater source protection, you may view the City's Drinking Water Source Protection Management Plan at the Department of Public Utilities, Monday through Friday, 8 a.m. to 5 p.m.

Giardia and Cryptosporidium

Giardia and Cryptosporidium are microscopic parasites that occur naturally in lakes and streams. These organisms enter lakes and streams from the feces of humans and animals. If these parasites are ingested through various water sources they may cause diarrhea, fever and stomach pains.

Radon

Radon is a naturally occurring radioactive gas found in soils and groundwater. It is released into the air when water is used for showering and other domestic household uses. High levels of radon may cause cancer.

The final MCL for radon has not been established. The EPA will establish the final MCL with the adoption of the Radon Rule in the near future. As a proactive measure, we will be testing our wells for radon during the coming year.

Indoor air radon levels should not exceed 4 pCi/l. The radon from your water may contribute to some of the air radon inside your home. You can test the indoor radon in your home with a kit available from the Utah Safety Council by calling 801-262-5400.

Home Treatment Devices

Your water is safe to drink straight from the tap. If you decide to install a home treatment device, please be advised that you must take responsibility for maintaining it. In fact, you may make your water unsafe by failing to maintain your home treatment device.

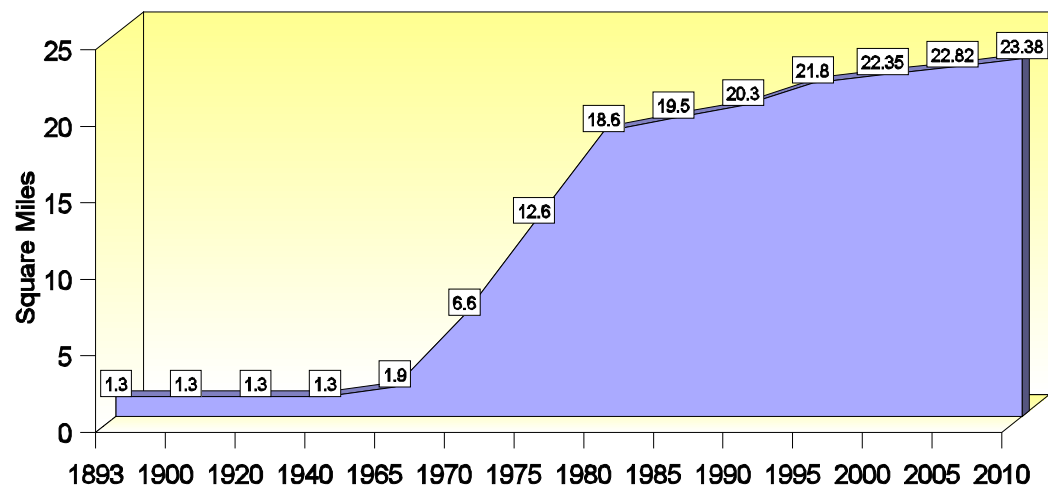
Sandy City Consolidated Plan: 2010 - 2015

Sandy City does have hard water. Currently our hard water measures around 13 grains per gallon. Because of this, many residents desire to install a water softener. Water is softened by an ion exchange system. Sodium or potassium exchange systems are the only methods known to work effectively. Contrary to some advertisements, magnetic systems have not been proven to be effective.

Annexation and Sprawl

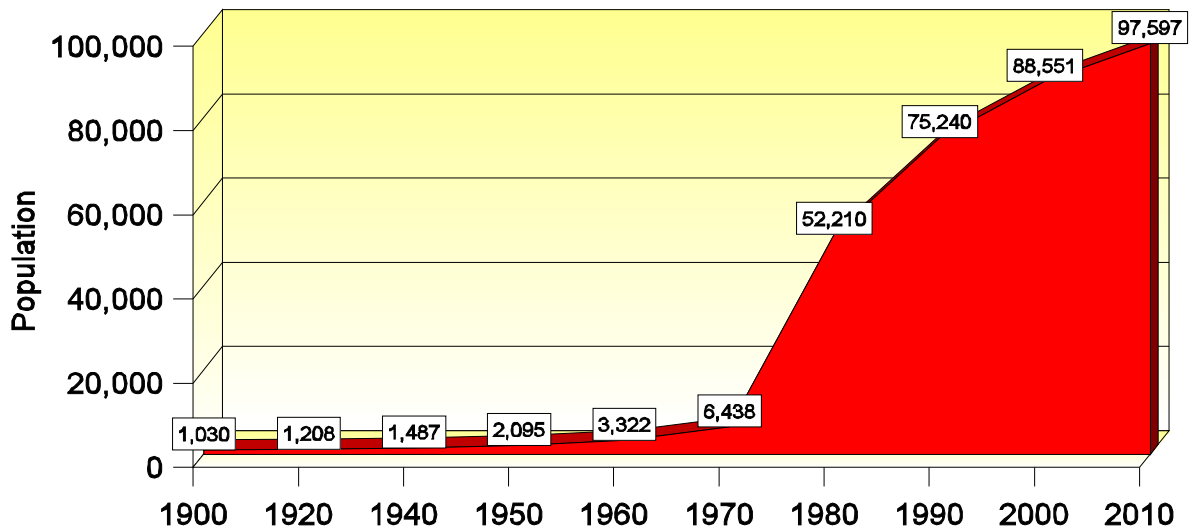
Sandy City encompasses approximately 24 square miles. The land area remained fairly unchanged between the original incorporation in 1893 to 1960. Since 1960, however, Sandy has experienced rapid expansion to its current size. The largest single contributor to the overall expansion of the City was the flight to the suburbs from Salt Lake City. Because the City is bordered on the north, west and southern boundaries by three existing municipalities, and the National Forest Land to the east, the option for expansion is very limited.

City Land Area Growth



Map 3: Annexation History

Population Growth



As demonstrated in the previous charts above, the City remained fairly stable in overall land area and population until 1970. Since that time, the City has experienced unprecedented growth, both in land area and population. The average population per square mile dipped briefly from 1960 to 1970, but has seen constant growth since that time period.

	1960	1970	1980	1990	2000
Persons per square mile	2,076	975	2,717	3,706	4,029

Sandy City has projected an actual population of 108,500 if the areas of unincorporated Salt Lake County that are within the overall City boundary area were to be included. It is estimated that at final buildout, the City will contain approximately 125,000 residents (including the annexation of existing county islands).

Economy and Labor Force

After a slow start during the early and mid 1900's, Sandy City has grown to be the fifth largest City in the State of Utah. Early in its' history, the City was a focal point for mineral ore smelting and refining processes. At one point, there were 6 major smelting and refining plants within the City limits. The City's population was either directly employed in the smelting plants, or worked the mines up Little Cottonwood Canyon to the east of the City.

After the rich ore gave out during the first decade, the City experienced a rapid transition from a booming mining town to a quiet agricultural enclave. The major crop grown in the fields that surrounded the City were sugar beets. Many citizens worked for local farmers during planting and harvest time to prepare the crop for market. During the balance of the year, however, they worked in typical small town shops and services. Few residents commuted to cities to the north for employment, although a light rail trolley system was used for just that.

During the late 1960's and all of the '70's, Sandy City became a very popular place to live, and became the place to live in the Salt Lake Valley. Sandy rapidly transformed from a small town to a major bedroom community to the central city (Salt Lake) and other points north. The City did not have any major shopping centers nor employment opportunities for its' residents to work or shop locally.

However, that began to change, starting in the early '80's, as several major employers moved to Sandy, and a new regional mall was constructed. The City then gradually changed from being a true bedroom community to a more diverse suburb, offering both quality residential development and local employment, as well as a diverse shopping environment.

Sandy's economy has many assets, including:

- A nationally renowned heart valve production and research facility with Becton Dickinson.
- Alta View Hospital and Women's Health Center, providing quality care.
- Several satellite campuses for the University of Utah and the Salt Lake Community College, including a new entrepreneurial training center that helps train small businesses owners and potential owners of new business etc.
- A healthy central business district, including a new 450,000 square foot convention center, several hotels, expansion of the South Town Mall to 4 major anchor tenants,

and a new movie theater and entertainment complex.

- A diversified economy with strengths in research, education, service, financial services, fabricated metal products, printing and publishing.

While Sandy City's economy is healthy, and while the City certainly shares in the benefits of a strong regional economy, the City is struggling to attract its fair share of regional developments and to connect its residents to the new jobs. The City faces two problems that it must address through its economic development programs.

- One problem is that industrial and commercial development is easier at the other locations within the county than in Sandy City. The City has to contend with state policies, for example, that subsidize the cost of moving jobs to new development sites in the suburbs on the grounds that these are "new jobs" when in fact they are simply jobs that move from one part of the metropolitan area to another. There are few sources of funds that can be used to *retain* jobs. As a second example, suburban developments are typically greenfields developments. In contrast, even after the City has acquired sites, in and of itself no small accomplishment, it then often faces the challenge of promoting development with the attendant costs of rebuilding aging infrastructure, demolition, and possibly dealing with environmental hazards.
- A second problem is that the City's potential workforce includes a disproportionate share of the region's less well-off members. The unemployment rate in the City has remained fairly constant, ranging from 2 to 3% during the last several years. During the same period, the rate for Salt Lake County has ranged from 3.1 percent to 4 percent. The City's resident workforce is more educated than the County workforce and is overqualified for the less skilled jobs that are easier to create.

Thus, Sandy City cannot focus only on industrial and commercial development, nor can it focus only on workforce development. The challenge is to create jobs that City residents can fill at all levels.

One approach to doing this involves small business development. The following organizations play a key role in the City's plans to develop and retain jobs and to develop the workforce.

- The State of Utah's Job Service Program serves youths and adults with workforce development programs. Job seekers and businesses benefit from services related to assessment, preparatory education, occupational skill training, direct job placement and work experience.

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- The Sandy City Economic Development Department is concerned with the downtown area and with the City's neighborhoods. The Department fosters positive community relationships, encourages business growth and job retention, creates new employment opportunities and facilitates property development.
- The Sandy Area Chamber of Commerce provides vast opportunities for members to network their businesses through weekly, monthly and annual events. The chamber also acts as an advocate and information source to area businesses on legislative issues.

Schools

The Canyons School District was recently split from the Jordan School district (JSD) in an effort to better serve the residents of the southeast Salt Lake Valley. It is not coextensive with Sandy City, but the entire City is included and all adjacent communities in the Salt Lake Valley south of approximately 5400 South and mostly east of the I-15 freeway. The current estimated student enrollment is approximately 33,000. Because there had been a steady increase in the student population of the Jordan School District and the district has struggled finding new ways to pay for the needed new schools in new growth areas, the split was made. In addition to new schools, the District has also had to construct replacement schools. Within Sandy City, Jordan High School was replaced with a new school several blocks south. The old high school was 80 years old, and was not constructed to withstand an earthquake. The replacement school was constructed to strict standards and implemented modern building design to enhance the learning environment.

Household Demographics

One of the most interesting features of the City housing market is that 8.6 percent of the households are one-person households, a much smaller proportion than in the region as a whole. Further, there were more than twice as many female-head of households than male-headed households with children in 2000.

Total Households	25,737
One Person Households	2,979
Female	1529
Male	1450
Family Households	21,786
Female	2,201
Male	818

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Married 18,767

The elderly represent a small but increasing proportion of the City's population. This represents a combination of multiple trends. The population as a whole, of course, is aging, as the baby boomers grow older. Elderly persons who are owners and whose children are grown may consider other housing alternatives.

Age Group	Population	% of Entire Population
0-9	15,085	17%
10-19	18,751	21%
20-34	16,542	19%
35-54	27,318	31%
55-74	8,587	10%
75+	2,135	2%

Income and Poverty

The 2000 Census revealed that there were 3,347 persons in Sandy City living below the poverty line in 1999, or 3.9 percent of the persons for whom poverty status is determined. The economic recovery is well underway and has brought lower unemployment rates for the State of Utah and Sandy City. It is not unreasonable to assume that the number of persons in Sandy City living below poverty has fallen since 2000. However, there is no reason to believe that the geographic concentration or racial concentration of poverty has improved since 2000, so 2000 Census data are used in the following material.

The poverty rate in the Sandy City is 3.9 percent. As in the tables below, income levels are spread evenly across all groups.

Poverty Status

Persons Below Poverty	3,347	3.9%
Persons Above Poverty	84,314	96.1%

Household Income

less than \$10,000	746	2.9%
\$10,000 to \$14,999	528	2.1%

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\$15,000 to \$24,999	1,433	5.6%
\$25,000 to \$34,999	2,005	7.8%
\$35,000 to \$49,999	2,513	9.8%
\$45,000 to \$59,999	3,988	15.5%
\$60,000 to \$79,999	8,501	33.1
More than \$80,000	5,964	23.2%
Median Income	\$66,458	

Map 4: Low and Moderate Income Areas of Sandy

Lead-Based Paint Hazard Reduction

Sandy City is in a relatively good position with respect to the problem of lead poisoning. Only 1.5 percent of its housing stock was built prior to 1940 and 8.6 percent was built prior to 1970. However, the major source of lead poisoning does not lie within the home itself, but in the surrounding soil. During the initial settlement of the City in late 1893 to approximately 1910, the City was home to at least 6 ore smelters. One by-product of the smelting process was lead dust, which spread to adjacent areas in the community. Because of the potential health hazards associated with the lead enriched soils, the U.S. Environmental Protection Agency declared portions of Sandy a super fund clean-up site, and initiated clean-up programs to remove the contaminated soils. The project lasted 5 years, and affected approximately 200 acres. All contaminated soil was removed between a depth of 6 to 19 inches, and replaced with clean top soil and revegetated.

The Salt Lake City/County Board of Health has programs that provide community education on health problems associated with lead poisoning. The County conducts mass screenings on children to identify those with elevated blood lead levels, they arrange appropriate medical treatment for identified children, and monitor at-risk children through their preschool years.

Substandard Housing

The decennial censuses provide only very limited data on housing quality. Most of the housing quality indicators that the census measures relate to battles for housing quality that were won decades ago, or which are of limited relevance in well-governed urban areas. Thus, there are no known homes within the City's housing stock that lacks complete plumbing for exclusive use, complete kitchen facilities, that do not have access to the municipal water supply, or are not connected to the sewer system or other acceptable septic tank waste disposal systems.

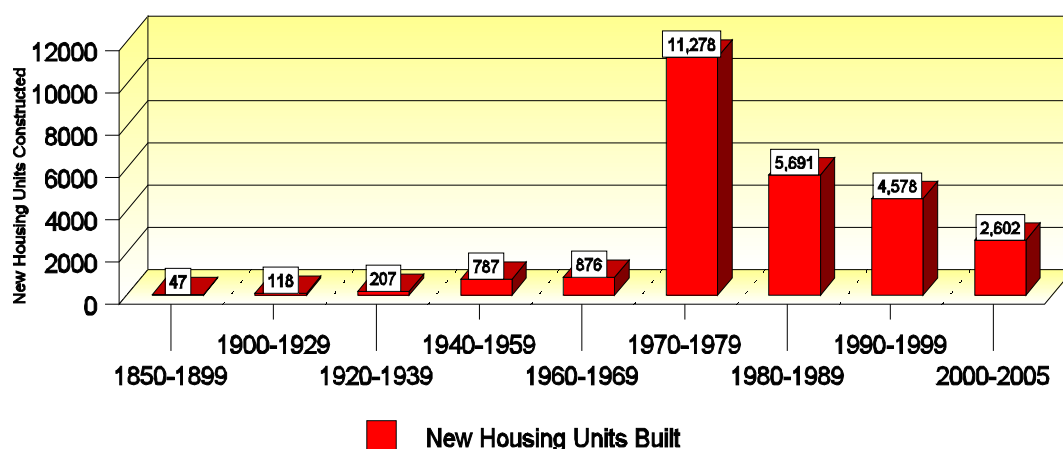
Map 5: Housing History Map

Home Ownership

Sandy City has a high home ownership rate relative to cities of comparable size. In 2000, 84.3 percent of all households in the City were owner-occupied. For the 12 largest cities in Utah with populations exceeding 32,000, the aggregate rate of home ownership in 2000 was 65.1 percent.

Sandy City has fewer barriers to home ownership than with other cities in the Salt Lake Valley. These include a housing stock that is newer than that in the northern suburbs and schools that are perceived to be higher in quality than schools in other districts.

New Housing Units



Prior to 1960, there was a premium associated with living in the City. Sandy was far from the developed urban center of Salt Lake City, and had a very well developed agrarian system in the adjacent farmlands. Farmers were very reluctant to sell arable farmland to develop new housing, and the City was very limited as to expansion. Sandy was far from unique in that respect, but unlike other cities, there was land available that was very suitable lots for single-family detached homes. In the mid to late 1960's, area farmers began to retire, and sold almost all the area farmland to residential developers. Thusly, single-unit detached structures in Sandy were reasonably inexpensive, with the effect that working class families more often purchased than rented. Most of the land was relatively flat, and homes were able to be built fairly quickly and cheaply.

Sandy has retained a good share of the more expensive homes in the area. As shown below, Sandy appears to be more than merely average in this respect.

Fair Housing

While there has not been many reported problems of individuals being denied the right to live where they would like solely on the basis of race, religious beliefs or physical handicap, progress has been made in the past decade towards the goal of furthering fair housing. Advances can be seen in both the private and public sectors.

Perhaps the largest contributing factor to further fair housing for moderate income and minority households is to purchase housing, reducing a barrier standing in the way of increased home ownership within the City. Lenders, in responding to the federal Community Reinvestment Act (CRA), have fashioned many programs directed towards minorities and moderate-income families in general. The secondary market has also made great strides in creating markets for innovative financing favoring these buyers. Furthermore, several private social service agencies have programs to aid with down payments.

Rental Housing

The availability of rental housing in Sandy has primarily been focused on multi-unit developments, typically in the form of apartment or condominium development. While the City encourages the development of detached single family or twin-home development for rental housing, the development market has chosen to focus on the higher profitability of the multi-unit developments. The primary cause for this focus lies with the raw land costs and the lack of available land for residential development within the City. *Their have been several multi-unit development constructed recently with several more in the planning stages. In the following pages of this plan several concept plans and photo's have been provided of planned or newly constructed affordable housing projects. Coppergate Apartments is a great example of a public/private venture to provide affordable housing units. The last phase was finished in the fall of 2004. The project has 280 apartment units that replaced a very blighted mobile home park. The project was funded with tax credits, and by Washington Mutual. Sandy City and the Developer (Miller Development) funded several hundred thousand dollars to the relocation effort of the mobile home park. Many of the people who lived in the mobile home park moved into the new apartment complex. This development has been a successful development and has greatly enhanced and benefitted the area.*

Rental rates for apartments and homes for 2010 were:

Sandy City Consolidated Plan: 2010 - 2015

	Sandy	County Avg	HUD Fair Market Rent
1 Bedroom/1 Bath	\$665	\$639	\$693
2 Bedroom/1 Bath	\$738	\$709	\$836
2 Bedroom/2 Bath	\$759	\$895	\$836
3 Bedroom/2 Bath	\$1077	\$989	\$1176
Average Rent	\$804	\$739	N/A

Housing Supply

Between 2005 and 2010, approximately 1,300 housing units were built in the City. The supply of housing in Sandy City has been increasing steadily to meet the needs of a growing population, with a more recent focus on increasing the type and variety of housing choices available.

Traditionally, single-family housing has been the most popular and predominant housing type in the City. That trend has not changed during the last decade, although the total number of multifamily units has increased significantly. The major cause of the continuing reliance on detached single family homes is the steady decline and stability of mortgage interest rates during this period which made the cost of financing a home very attractive and the monthly house payments affordable.

Type and Tenure

According to the 2000 U.S. Census, the total number of housing units for Sandy City was 26,579. Among the dwelling unit types, single-family households, including mobile homes, accounted for almost four-fifths or 84.3 percent of the total housing units. Multifamily units (duplexes, triplexes and quadraplexes, and five or more unit structures) represented 15.7 percent of the housing stock in Sandy City.

Mobile Home Parks

In Sandy City there are 9 mobile home parks which contain approximately 730 spaces. The largest concentration of mobile homes is in the Southwest end of the City in the Crescentwood Mobile Home Park. This mobile home park contains 269 spaces, or 37% of the entire mobile home housing stock of the City. The second largest concentration is in the area between Interstate 15 and State Street, and between 9000 South and 8800

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South. This area has 4 parks and approximately 151 spaces. One mobile home park of approximately 76 units was removed and replaced with a 280 unit affordable housing apartment complex.

Historically Significant Residential Properties

Sandy City has many historically significant residential properties. Housing of historical significance is primarily scattered within the historic square mile of the City. All homes were built between 1850 and 1920. Many of the homes were designed using Victorian style elements, although there are a few homes with a unique style found nowhere else.

Housing Demand

The household population, household size and the household income are the three basic determinants of demand for housing in an area. The population of Sandy City was 88,551 in 2000.

The number of households is determined by the population average and household size. At the present time, households are growing at a faster rate than the population. The primary reasons for this are the trend toward smaller families and an increase in the number of one and two person households.

The total demand for housing is determined by an analysis of the existing inventory as it relates to the projected number of households, the estimated loss of currently inhabitable units, and the vacancy rate.

Demand by Value and Rent

The primary determinants of housing demand by value and rent are projections of household income and housing expenditures.

The Bureau of the Census defines household income as the aggregate of all money income of persons 14 years old and over who are all members of the household. This includes monies received from wages, salaries, non-farm self-employment (net), farm self-employment (net), Social Security, Railroad Retirement, public assistance, welfare and all other sources.

Aggregate housing demand is based on the assumption of what a household will be able to afford and is generally computed using household income projections, value and rent income ratios. However, because of the rapid changes in the method of financing homes as well as the increases in rent due to inflation, the figures previously used in estimating demand are of little use. In the past, a figure of two times annual income was used for projecting sales housing demand and 25 percent of monthly income for rental housing

demand. It has been found that there is a heavier concentration of renters at the lower end of the income scale. The lower the income, the less likely it is that a household would be able to afford to buy a home.

During the 1970's, there was a substantial increase in housing values, followed by a leveling off period during the 1980's, and another substantial increase during the early 1990's. Nationally, the median value of all single-family homes increased 178 percent, from \$17,000 in 1970 to \$47,000 (excluding mobile homes) in 1980. In 1990, the median home value for Sandy City was \$86,200. In the year 2000, the figure had increased to \$176,200.

Total Value for residential developments is summarized by adding the assessed land value + assessed structural value, as calculated by the Salt Lake County Assessor. Development values follow expected patterns, with a few minor exceptions. The older parts of the City tend to have the lower property values, while the newer developments tend to have higher values. The exceptions are the Pepperwood Planned Unit Development, which has home values ranging from \$200,000 to \$1,000,000, and a pocket of homes in the Alta Canyon area that range from \$150,000 - \$180,000 and are surrounded by homes ranging in value from \$200,000 to \$300,000.

Barriers to Affordable Housing

Housing affordability is determined by the relationship between supply and demand. A household's purchasing power (demand), or its capacity to "consume" housing, is based on its income. This may include wages, investment income, gifts and inheritance. Government can directly increase a household's purchasing power by general income transfers (public assistance, social security payments, etc.), housing assistance payments or services that increase disposable income (child care subsidies, health care, etc.). Government can indirectly influence household income through actions such as increasing the minimum wage or changing the tax structure.

The price of housing is affected by a complex combination of factors related to the cost of housing production (supply). These include the cost of land, materials, labor and capital. The government can be a housing developer, as in the case of public housing. Government loans, grants and financing that reduce the cost of private sector and non-profit sector housing production, operation or maintenance directly impact housing affordability. The public sector can also make housing more affordable by imposing rent or price controls. Tax abatement and infrastructure development are indirect techniques for reducing the price of housing.

Other types of government intervention in the housing market increase the cost of housing. The most common of these interventions are local government development regulations. These include regulation of density, lot sizes, building size, unit type, design and building materials. Communities can also increase housing cost through lengthy approval process, permit fees, infrastructure requirements and exactions (payments or land dedications for parks and schools).

Increases in the minimum wage or prevailing wage requirements, which increase household income on the demand side, can increase the cost of labor for housing construction. The tax code can also impact housing cost, either positively or negatively.

The availability of affordable housing is also related to consumer and community preference. Housing developers gauge housing location, style and price to the perceived local market and community acceptability.

Within this context, this section of the Consolidated Plan describes the barriers to meeting the affordable housing needs in Sandy City. These include:

- 1) federal resources and policies;
- 2) the gap between housing cost and income;
- 3) local development regulations and high land and development costs;
- 4) NIMBY opposition; and
- 5) fair housing issues.

Federal Resources and Policies

For households with incomes at or below 30% of median income, affordable housing consists primarily of federally subsidized rental housing. It is likely that the supply of these units in Sandy City will continue to shrink over the next five years. This will result from:

- the demolition or removal of existing housing stock by private land owners who desire to maximize development potential, such as the removal of a mobile home park; and
- loss of privately owned Section 8 units and federally insured units from the assisted housing inventory as owners opt out of these programs.

Although lost assisted housing units can be replaced with Section 8 vouchers, households in Sandy City are having increasing difficulty finding suitable housing and landlords willing to accept vouchers.

It is difficult to predict future trends in federal funds for the development and operation of affordable and subsidized housing. Despite federal budget surpluses, tax cuts and budget caps have the potential to decrease or limit HUD funding for many years. This would hamper efforts of Sandy City to address the housing needs for both owners and renters, as well as for homeless persons and special needs populations.

The Low Income Housing Tax Credit and the Olene Walker State Trust Fund for Homeless Persons are important tools for financing affordable housing, and there is increasing competition for these resources. Although there is widespread support in Congress for increasing the federal caps on the availability of these tools, passage has been stalled because of disputes over the contents of a tax bill.

The Gap Between Income and Housing Cost

Research has shown that the gap between the income of low-income households and the cost of housing is growing. This is perhaps the primary barrier to housing affordability. Jason DeParle noted in an October 20, 1996, article in The New York Times Magazine that in 1970 there were a million more low rent apartments than there were poor households in the U.S. Since then, demolition, gentrification and rent hikes that exceeded inflation have created an affordable housing gap. As housing disappeared, the number of needy families exploded during two decades of wage erosion.

A report by the National Low Income Housing Coalition further supports the gap between income and housing cost. The September 1999 report, *Out of Reach*, found that, on average nationwide, a household needs an hourly wage of \$11.08 to afford the median Fair Market Rent for a two-bedroom apartment. For Salt Lake County, a household needs an hourly wage of \$12.03 to afford the median Fair Market Rent for a similar apartment. In the Salt Lake Valley, a household of four persons earning the minimum wage of \$5.15 an hour would have to work 94 hours a week to afford a two-bedroom apartment at Fair Market Rent. (*Source: U.S. Department of Housing and Urban Development Fair Market Rent and Median Annual Income Report for Salt Lake County, effective 1-27-1999*)

A significant portion of job growth in Sandy City is in lower wage retail and service sector jobs and the failing economy recently has increased the unemployment rate. The full impacts of this on wages is not known at this time. The City has several major retail, office, and convention related projects that will increase the number of lower wage retail and service jobs within the next 3-5 years.

Local Development Regulations and High Land and Development Costs

The Moderate Income Housing Sub-Element of the Residential Element of the Sandy City General Plan, recommend that potential barriers to affordable housing be addressed as part of an overall locally developed codes and standards.

As part of the code revision process, City staff is reviewing codes from other communities, as well as HUD publications on the relationship of development regulations and housing affordability. Some of the issues that will be addressed by the City include:

- Codes that allow existing housing to be safely rehabilitated without having to meet more costly new construction codes; and
- Balancing the desire for neighborhood compatibility in housing design features with affordability considerations.
- Providing density bonuses to allow affordable housing on smaller parcels with the same number of units.
- Considering materials utilized on affordable housing units to try and lower costs while still requiring an attractive and high quality project.
- Promoting mixed use projects that allow for efficient use of land and a variety of housing, office, and commercial opportunities. Particularly, the encouragement of TOD projects along transit corridors will aid in providing market rate and affordable housing options.

Sandy City subdivision regulations comply with the standards listed in the Utah Code Unannotated, with few additional requirements. The General Plan's call for revised regulations will probably result in additional standards aimed at creating neighborhoods with adequate facilities. The plan also recommends that some amenities be added to existing neighborhoods to increase the sense of community and security for residents.

In 1973 Sandy City adopted the uniform building code (UBC) for one, two and three-family dwellings. The building industry had previously requested that local governments in Utah adopt uniform codes to reduce costs involved in modifying plans for builders who work in several communities. Because of that request, and a similar request by local building officials, the State of Utah adopted the Uniform Building Code and required each city to do the same. A negative impact that the adoption of the code may have on affordable housing is to require single-family units illegally

converted to two- and three-family units to meet the new code.

Code Compliance

While Code Compliance is key to maintaining and improving older neighborhoods and the existing affordable housing stock, it can also increase the cost of housing for owners and renters. With this in mind, the mission of the Sandy City Building and Safety Division (which includes zoning and building code compliance) is to enforce provisions of the Housing, Zoning, and Building Codes; enforce historic preservation codified requirements; assist other agencies through enforcement processes; and respond to community Code Compliance issues. Code Compliance Officers strive to ensure safety and security and to mitigate potential displacement of homeowners and renters, especially low-income households.

Several recent changes to the City Code Compliance Policy have allowed Code Compliance Officers to be more pro-active in ensuring safe housing. These changes include:

- require maintenance of vacant structures and declaring vacant structures as 'nuisances'; and
- aggressive systematic code compliance inspections and immediate 'securing' requirements

Officers have expanded their outreach and partnership with neighborhood organizations. These initiatives include: partnership with over 29 community advisory groups, block watch groups and civic associations; neighborhood and geographic based service delivery; collaboration with Salt Lake City/County Board of Health Code Compliance Officers to address the comprehensive health and safety needs of a property; and target area enforcement through coordination with the police department and other affected agencies.

Local Barriers to Preservation of Affordable Housing Stock

Code enforcement is an important part of conserving existing affordable housing stock. The Sandy City Community Development Department issues buildings permits, and the County Board of Health enforces state health and nuisance laws. The Sandy Justice Court handles violations of building and health codes.

The system is complex and fragmented. City residents and enforcement officers cite the difficulty in obtaining timely action to vacate a dilapidated dwelling or to getting compliance with code orders. All agencies agree that the largest stumbling block is

the incompatible interpretation of similar laws, creating confusion for the violator and/or the courts set to adjudicate the violation.

Local Barriers to the Construction of New Affordable Housing

Sandy City development regulations do not contain regulatory barriers to affordable housing typical of suburban development regulations

Barriers to Development of New Affordable Housing Units
1- Strong suburban housing market-no economic incentive for market rate developers to enter into partnerships with Salt Lake County Housing Authority.
2- Negative image of public housing and subsidized housing tenants.
3- Impact on schools-3+ bedroom units a red flag.
4- NIMBY-city residents are requesting are decreased residential densities and enhanced design standards.
5- Cost of land in Sandy City

The high cost of land in Sandy City is another major barrier to the construction of affordable housing. There are a few vacant developable large parcels of land that do not have significant environmental problems. Such problems include the Wasatch Fault zone along the east bench, also steep hillside areas along the east bench area, and the flood plain zones within the Jordan River depression and along Big and Little Willow creeks.

NIMBY and NOTE Opposition

Any new development has the potential to raise concerns and opposition from local communities and neighbors. This is frequently referred to as NIMBY- "not in my backyard" or NOTE - "not over there, either." While NIMBY or NOTE can surface in any neighborhood, it is most frequently found in suburban communities.

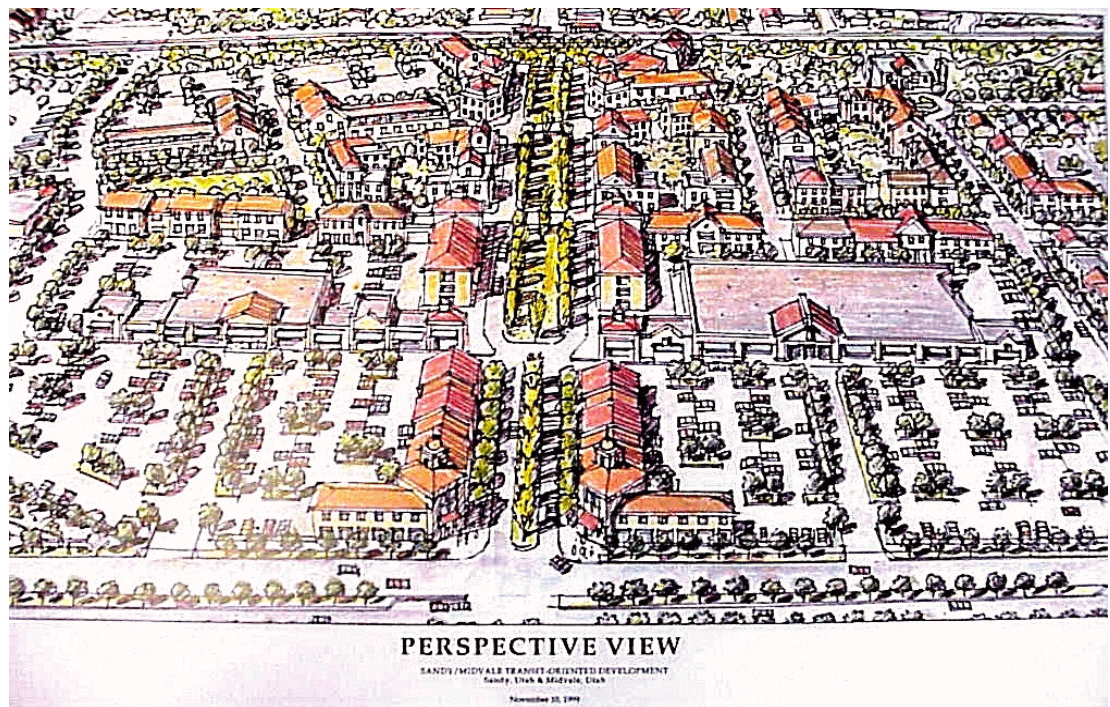
Perhaps the most controversial development is affordable rental housing, although there is often opposition to affordable owner housing as well. Neighbors express concerns about overcrowded schools, falling property values, crime and traffic. Development regulations attempt to address the cited problems, but in some cases may restrict or prevent affordable housing and low- and moderate-income households in some areas of the community.

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NIMBY and NOTE attitudes are a contributing factor in the number of multifamily units built in Sandy City. Most new multifamily housing has been constructed on the edge of established single family neighborhoods. This has generally been at the request of the developer, as it was felt by them that fewer individuals would oppose such a development in outlying areas of the City and most cases this is what property is still available for development. *However, with the completion of the light rail system through Sandy City it has opened up new opportunities for areas of affordable housing. Sandy City has approved nearly 100 acres near the light rail stations for mixed use development as well as other areas that have been recently master planned for mixed use along the light rail corridor. These proposed mixed use developments are implementing important elements of our City's General Plan and sub-area plans for these areas. This will provide a variety of housing choices for a variety of income levels. This will also provide a wide range of economic opportunities that are discussed in the economic development section of the plan.*

The following are conceptual drawings of proposed Transit Oriented Developments/Mixed Use Developments in Sandy City:

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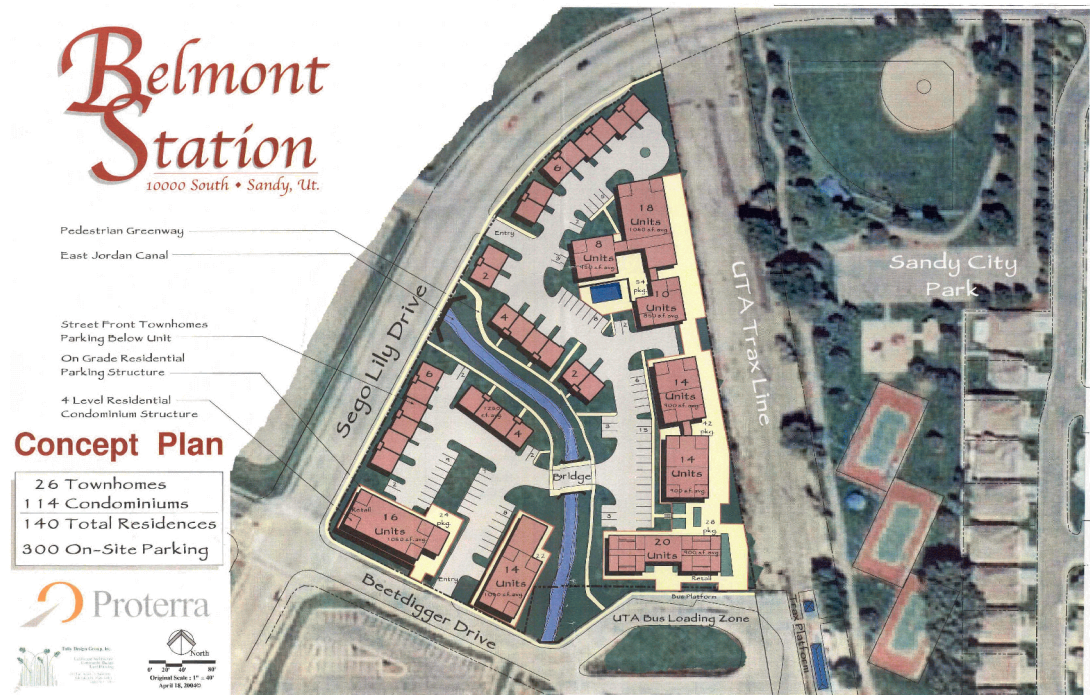


Proposed TOD/Mixed Use Development at approximately 8400 South State Street.

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Proposed TOD/Mixed Use Development at approximately 10200 South State Street adjacent to the light rail station.



Proposed TOD/Mixed Use Development at approximately 10000 South 170 East.

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Affordable housing projects recently completed or under construction in Sandy City:



Coppergate Apartments are 280 affordable housing units that replaced a 78 unit mobile home park. The project was funded by tax credits and other funding sources including Washington Mutual. Sandy City and Miller Development put several thousand dollars towards the relocation of individuals in the mobile home park.



Albion Village under construction with a buildout of 320 units.

Fair Housing

An Analysis of Impediments to Fair Housing, completed for Sandy City by Wikstrom Economic & Planning Consultants, Inc, identified several fair housing issues. The fair housing analysis found:

- There have been housing discrimination complaints in Sandy City based on income, race, sex, color, disability, familial status, and religion. Ten complaints led to charges being filed, but did not result in any findings of discrimination. There has never been a housing discrimination case in Sandy City filed by HUD, the Department of Justice, or any private plaintiff;
- The barrier to housing choice appears to be the lack of available affordable land. With vacant lands for construction of housing limited to in-fill lots in R-1-8 zones, and only a few vacant lots in RM Zones, there is virtually no land for affordable housing construction available allowing residential development.
- Minorities who want to move into Sandy and who have characteristics similar to the Salt Lake County's minority income, education and employment demographics will experience limited housing choice in Sandy due to a lack of affordable housing in Sandy City. The minority population in Sandy have higher incomes and own their homes in greater proportion to the minority population in Salt Lake County. Yet, Sandy City has a lower proportion of minorities than does the County. Sandy City minorities are concentrated in the Sandy quadrant which also has the most affordable housing;
- The current housing profile indicates that Sandy City is a predominately single family housing community with high home prices and high family incomes. Sandy City is not supplying its proportionate share of multi-family housing in Salt Lake County although a favorable sign is that multi-family construction has substantially increased in the City in the last five years.
- With increasing home prices, increasing land costs, and rising rental rates growing faster than incomes, the lack of affordable housing severely limits housing choice for many families. Special-needs populations who are limited in income due to disabilities or illnesses, single-parent households and low-income minority populations will be restricted in housing choice in Sandy with the limited supply of affordable housing;
- The Sandy City community appears to be accepting of special needs housing as historically there has been no opposition to the location of group homes in the City;

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- Factors influencing the limited supply of multi-family housing include a reluctance amongst the general population to support rental housing construction, and the lack of availability of land for more affordable housing options.
- There does not appear to be discrimination in mortgage lending. The federal Home Mortgage Disclosure Act Data for home purchase loans does not indicate discrimination. Debt-to-income ration and credit history are the main reasons for denial of home purchase loans. Financing of multi-family housing in Sandy is in proportion to multi-family housing financing in the Salt Lake-Ogden Metropolitan Statistical Area.

Fair Housing Action Plan

Sandy City's Fair Housing Action Plan includes immediate and short-term actions that are as follows:

Education & Outreach

- Provide information to populations likely to experience discrimination.
- Use the media to increase awareness.
- Work with industry and professional groups to educate members.
- Implement a comprehensive fair housing program in suburban areas.
- Provide information to developers on fair housing requirements.
- Provide information to state legislators.

Lending & Credit

- Review local lending activities and follow up with lenders.
- Analyze how credit is a barrier to low-income and minority loan applicants.
- Develop credit counseling programs.

The Fair Housing Action Plan includes strategies for removing barriers to affordable and fair housing.

Advertising

- Develop education targeted to publishers of housing advertising.
- Review the content of local housing advertising.
- Provide advertising information to small rental property owners.

Insurance

- Educate policy holders on how to deal with insurance companies.

Monitoring & Enforcement

- Review the fair housing and fair lending complaint process annually.

- Maintain the Fair Housing Advisory Committee.
- Monitor the housing-related activities of adjacent suburban communities.

Incentives & Barrier Removal

- Provide incentives for owners of rental housing to accept Section 8 certificates.
- Link allocation of City CDBG funds to fair housing efforts.
- Encourage realtors to participate in the Volunteer Affirmative Marketing Program.
- Use contests and awards to highlight model fair housing efforts.

Housing Demand for Senior's and Other Special Needs Populations

The first step in developing the demand for housing for Seniors and other special needs populations was to estimate the size of the relevant population and for the purposes of this study and Salt Lake County's Consolidated Plan that relevant population was the very low income renter population.

The baseline population estimates for very low income Seniors renters and special needs populations were developed from the 2000 Census, Public Use Microdata Sample (PUMS) and HUD's special tabulations of tenure, income and age. The PUMS file from the 2000 Census represents detailed socioeconomic data on a sample of individuals and households. PUMS was particularly valuable in developing estimates on the characteristic of the disabled. PUMS data were cross tabulated to derive estimates of individuals with disabilities by income and tenure. The HUD special tabulation was crucial for baseline data on Seniors. The HUD special tabulation provided 2000 estimates on the number of Senior renters by income, which are not available in published (electronic and hard copy) census data. For example, the 2000 Census publishes data on the number of Seniors but no data that combine characteristics, such as the number of Senior renters by income. For other special needs populations such as victims of domestic violence, individuals with HIV/AIDS and TB disease and the chronically homeless baseline data was developed primarily through interviews with service providers. The 2000 Census does not provide information on these special populations. Once each special needs baseline population estimate was determined it was then possible to make projections for 2005 and 2010.

Seniors by Income and Tenure

Estimates and Projections for Seniors (65 years and older)

Senior are a rapidly growing segment of the population and will comprise a larger share of Salt Lake County's population in the future. The 2006-2008 American Community Survey 3-year estimates show that seniors account for 8.5% of the

population of Salt Lake County (85,865 persons). By 2015, this number is expected to rise to nearly 116,697 persons, an increase of 35%. This is largely due to the number of Baby Boomers heading for retirement.

An increase in the number of seniors is equivalent to the housing requirements and housing demand for Seniors will increase by a similar number. Thus, by 2015 the number of housing units owned or rented by Seniors will increase 35%. The number of Seniors by population and households projected in Salt Lake County from 2000 to 2015 is shown below in Table 1:

Table 1
Senior Population and Households

Year	Population
2000	73,042
2005	79,141
2010	92,932
2015	116,697

Source: Census Bureau and
Governor's Office of Planning and Budget.

Seniors and Tenure

The housing needs of Seniors are met largely through home ownership. Currently, eighty-three percent of all Senior households are home owners. Furthermore, fifty-eight percent of Senior households own their homes free and clear. These Senior households face much more favorable housing alternatives than Seniors who must rent. But it should not be overlooked that a substantial number of Seniors are very low income homeowners. In 2000, there was an estimated 8,800 Senior homeowners who were very low income households. The number of very low income Senior homeowners is nearly double the number of low income Senior renters, 8,800 versus 4,950. A high percentage of these households owned their homes free and clear. In some important respects they are not as vulnerable as Senior renters but they do often face the problem of deferred maintenance and deteriorating dwelling units. Their limited income is not sufficient to maintain the quality of their homes. This rather large group 8,800 homeowners is an important target group for financial assistance through rehabilitation programs. The estimated number of very low income Senior households that are homeowners is expected to be about 12,000 for 2010.

Senior households, however, are less likely to rent than the typical household. Seniors that rent are much more likely to be very low income households than non-Senior renters. It is this special needs population that is most vulnerable to housing market conditions and these renters have few resources to improve their housing

alternatives. However, they comprise only a small subset of total seniors (renters and owners). 9% of all Senior households are very low income renters but 52% of all Senior *renters* are very low income households. Only 2.7% of all Senior renters have incomes above \$50,000 and 62% have incomes below \$25,000, see Table 3.

Table 3
Income Distribution for Senior Households
in Salt Lake County by Tenure 2000

Income Interval	Renters	% Share	Owners	%
Under \$10,000	2,489	26.2	2,649	5.8
\$10,000 to \$25,000	3,377	35.5	11,500	25.1
\$25,000 to \$50,000	2,168	22.8	15,076	32.9
\$50,000 to \$75,000	1,073	11.3	11,884	25.9
Over \$100,000	409	4.3	4,743	10.3
Total	9,516	100.0	45,852	100.0

Source: HUD Special Tabulations.

The estimates of the number of very low income Senior renters are based on the 2000 Census median family income figure for Salt Lake County of \$54,470. Very low income is defined as 50% of the area median family income. In the case of Salt Lake County in 2000, 50% of the median was \$27,235. HUD in PDR-98-02 states that 50 percent of the area median family income is calculated and set as the tentative four-person family income limit. However, very few Senior households are four-person households or families. Therefore adjustments had to be made to account for smaller size households. By statute, family size adjustments are required to provide higher income limits for larger families and lower income limits for smaller families. The factors used are as follows:

1 per	2 per	3 per	4 per	5 per	6 per	7 per	8 per	
70%	80%	90%	Base	108%	116%	124%		132%

These factors are applied to the median income for a family of four at 50% AMI. For example, in 2000 a family of four was determined to be at 50% or less of the AMI if their income was \$27,235 or less. A one person household would be at 50% or less of AMI at \$19,065. Determined by applying the 70% factor to the four person household income, $\$27,235 \times .70\% = \$19,065$. Thus, a one person household was at 50% or less of the area median family income at \$19,065, a two person household s very low income threshold was \$21,788 and a three person household s threshold was \$24,512.

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The total number of very low income Senior renters in Salt Lake County in 2000 was 4,950. This estimate was derived from the income numbers above in conjunction with a *Special Tabulation of 2000 Census Data, Household by Income, Tenure, Age of Household and Housing Conditions*. The special tabulations estimates the number of Senior (62 years+) renters by household size by income for Salt Lake County for 2000.

Table 4
Senior Renters by Income by Household Size 2000
(Salt Lake County)

Income Intervals	Total	1-person	2-person	3-person	4-person	5+-person
Total	9,516	6,533	2,151	493	185	154
Less than \$9,999	2,489	2,365	110	14	0	0
\$10,000 - \$14,999	1,444	1,275	165	4	0	0
\$15,000 - \$19,999	1,084	825	225	30	0	4
\$20,000 - \$24,999	849	555	225	24	35	10
\$25,000 - \$29,999	655	365	245	33	4	8
\$30,000 - \$34,999	537	255	169	89	14	10
\$35,000 - \$39,999	382	154	194	34	0	0
\$40,000 - \$49,999	594	225	285	50	30	4
\$50,000 - \$59,999	417	130	194	65	4	24
\$60,000 - \$69,999	214	89	55	35	25	10
\$70,000 - \$79,999	228	110	44	45	19	10
\$80,000 - \$99,999	214	60	65	40	14	35
\$100,000 - \$149,999	289	90	120	20	20	39
\$150,000 or more	120	35	55	10	20	0

Source: HUD Special Tabulation.

Linear interpolation was applied to the number of households in those income intervals in cases where the income limit fell within the interval, e.g. \$19,065 for a one person household. In this particular interval there are 825 Senior renters but only those below \$19,065 were very low income renters. Through linear interpolation it was estimated that about 660 of these households were very low income households. Of course the assumption here is that the renters in this interval are evenly distributed across the income interval. Using this methodology it was determined there were 4,950 very low income Senior renters in Salt Lake County in 2000 or 52% of all Senior renters: $4,950/9,516 = 52\%$.

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The methodology for deriving projections of very low income Senior renters first required projections of total Senior households in the County in 2005 and 2010. These projections relied on population projections prepared by the Governor's Office of Planning and Budget (GOPB). GOPB's population projections by age for Salt Lake County are shown below in Table 5.

Table 5
Populations Projections by Age for Salt Lake County

Age Interval	2000	2005	2010
60-64 years	24,733	32,216	44,487
65-69 years	19,908	23,352	31,112
70-74 years	18,162	18,183	21,809
75-79 years	15,412	15,630	16,061
80-84 years	10,601	12,069	12,591
85 years	8,597	8,896	10,284

Source: Governor's Office of Planning and Budget.

Linear interpolation was used again to determine the number of individuals that were 62 years+ in the 60 to 64 year interval. Estimates of the size of the county's 62 years+ population for each subject year are:

2000	87,519	2005	97,450	2010	118,549
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These population estimates then needed to be converted to households. The demographic projections by GOPB do not provide number of households by age of householder. However, the 1990 and 2000 census provide this information. Therefore, a ratio between the size of the 62 years+ population and the number of household with householder 62 years+ was determined for the census years. That ratio was 1.57 in population to households. Using this ratio the number of Senior households in the county was projected for 2005 and 2010, see Table 6.

Table 6
Projections of Number of Senior Households

Year	Population	Population	Senior
2000	87,519	1.57	55,750
2005	97,450	1.57	62,100
2010	118,549	1.57	75,500

Source: Bureau of the Census, Governor's Office of Planning and Budget and James A. Wood.

The number of Senior households in Salt Lake County in 2000 was 55,750. The HUD special tabulation shows that 9,516 or 17.1% of these Senior households were renters, see Table 7. However, the percent of Seniors that rent is declining with the increasing income and wealth of the Senior population. Between 1990 and 2000 the number of Senior renters fell from 19% to 17% of all Senior households. This trend is expected to continue. Therefore, the number of Senior households that rent in 2005 was assumed to be 16% of all Senior households and projected to drop to 15% by 2010.

From the HUD special tabulation it was possible to calculate the number of Senior renters that were very low income households. In 2000, using the special tabulation, the number of very low income Senior renters was estimated to be 4,950. These very low income renters, as noted above, account for 52% of all Senior renters.

Therefore, it was assumed in 2005 and 2010 that approximately 52% of all Senior renters would be very low income renters. With this assumption the projected number of very low Senior renters in 2005 is 5,150, an increase of only 200 renters between 2000 and 2005. However, between 2005 and 2010 the number of Senior renters is projected to increase by 750 renters, rising from 5,150 to 5,900. The relatively rapid increase between 2005 and 2010 is a reflection of the aging baby boomers and the age structure of the population.

Projections of the number of Senior households by tenure and income in Salt Lake County for 2005 and 2010 are shown in Table 7. The projections represent the change in demand for very low income rental units for Seniors. The projections show that by 2010 there will be 750 additional very low income Senior renters in Salt Lake County. Without new construction of HUD 202 projects or tax credit Senior projects these additional Senior renters will need to find housing in market rate units. Presumably, most of these additional renters are already living in rental units and will age into Senior renters. But as they reach their sixties these renters will very likely experience a decline in their incomes as they move from the workforce to retirement.

Consequently, market rate rents will create a housing cost burden for many of these renters and also create a growing need for affordable rental units for Seniors.

Table 7
Projections of Senior Households by
Tenure and Income for Salt Lake County

Category	2000	2005	2010
62 years+ Households	55,750	62,100	75,500
Senior Homeowners	46,250	52,150	64,175
Senior Renters	9,500	9,950	11,325
Low Income to Moderate	4,550	4,800	5,425
Very Low Income Renters	4,950	5,150	5,900

Source: HUD Special Tabulations and James A. Wood.

Mobility of Seniors

Senior renters are much less mobile than renters in general. In a typical year about 33 percent of all renters under 65 years old are movers, whereas only about 11 percent of very low income Senior renters move in any given year. The estimated number of very low income Senior renters that move annually in Salt Lake County are:

	<u>2000</u>	<u>2005</u>	<u>2010</u>
Very Low Income Movers	545	570	650

The source of mobility data for Seniors is the U.S. Census Bureau, *Current Population Survey, 2003 Annual Social and Economic Supplement 2002, Table 13 General Mobility of Householders by Tenure Age and Household Income in 2002*. There are no mobility data for Utah by tenure and income. Therefore, it was assumed that very low income renters in Salt Lake County behave like their national counterparts.

The immobility of very low income Seniors tends to reduce, what would otherwise be spectacular growth in rental demand by Seniors. The mobility, of Senior households that are very low income households and move annually will increase from an estimated 545 households "movers" in 2000 to 650 households "movers" by 2010.

Although the demand for "affordable" rental housing may be lower than is first presumed the rental market for very low income Senior renters will nevertheless expand in the next five years. Measured by annual "movers", the increase from 570 households to 650 is a 14 percent, which adds 80 additional Seniors to the pool of potential renters in a given year.

Housing Need: An additional 100 to 125 new Senior units annually.

Disability by Income and Tenure Characteristics

Disability Defined

This section identifies the number of disabled individuals in Salt Lake County in conjunction with their income and tenure characteristics. The narrative and data focus on those disabled individuals who live in households with income levels at or below 50% of the median income of Salt Lake County. These households are defined as very low income households. These very low income households were then cross tabulated by tenure owner (with or without mortgage) and renter (paying cash rent or paying no rent). Therefore, the number of disabled individuals living in very low income households that rent or have mortgage payments was identified. The most vulnerable subpopulation is the very low income renter households with a disabled individual. The Salt Lake County data was derived from PUMS (Public Use Microdata Sample), which made possible the cross tabulation of disability characteristics by tenure and income.

The disability data included in this update of the *Salt Lake County Housing Market: Seniors and Other Special Needs Populations (2000)* unfortunately are not comparable to the 2000 study. The 1990 census data did not include a general disability status indicator. Furthermore, a comparable indicator could not be constructed since the conceptual frame work of the 1990 census was more limited. Public Use Microdata Sample Technical Documentation.

The definition of disability in the 2000 Census is much more inclusive than the definition used in the 1990 census. Consequently in 2000 nearly 15% of the population in Salt Lake County had at least one self-defined disability. Nearly one-out-of-six individuals in the county according to the 2000 census was suffering from at least one physical, mental, sensory, self-care, going outside the home and/or



Golden Village is a recently completed Senior 55 years and over affordable housing apartment complex(96 units) at 8800 South State Street. Sandy City.



Silver Pine is a newly constructed affordable housing complex for seniors 55 years and over (144 units) at 11000 South 700 East. Sandy City.

employment disability.

Table 8
Types of Disability for the Civilian Non-Institutionalized
Population 5 Years and Over in Salt Lake County 2000

Category	Total
With Disability	131,045
With One Disability	74,877
Sensory Disability	10,232
Physical Disability	16,776
Mental Disability	12,943
Self-Care Disability	777
Go-Outside-Home Disability	7,378
Employment Disability	26,771
With Two or More Disabilities	56,168
Includes Self-Care Disability	13,775
Doesn't Include Self-Care Disability	42,393
Go-Outside-Home* & Emp. Only**	13,620
Other Combination	19,455
No Disability	676,21

*Employment status by disability status was determined only for the 16 to 64 year old population.

**Go-outside-home disability status was determined only for the 16 year old and over population.

Source: Bureau of the Census 2000 Census of Population and Housing, Summary File 3 Tables P42 and PCT26.

Given the comprehensiveness of the disability definition and the fact that a disability is self-defined by respondent/household to the census questionnaire it seemed reasonable to not only use the generous definition for an upper bound of disabilities but to also use a narrower definition to create a lower bound of disabilities. Severely disabled narrows the scope to those individuals who are *unable* to perform tasks versus those that have *difficulty* performing tasks or more specifically severe disability defined: a person who is unable to perform one or more activities, or who uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability. *Census Brief 97-5 Disabilities Affect One-Fifth of All Americans.*

This qualification applies to physical and sensory disabilities. The definition for mentally disabled is the most broad of any of the disability categories and furthermore there is no definition of severity. Mental disabilities are categorized by conditions and symptom. In order to narrow the broad definition only those individuals with a mental or emotional condition were included in the estimates. Those individuals with Alzheimer s and senility were assumed to be living in group quarters and individuals with the following symptoms which are included in the census definition of disabilities were not included in the estimates: depression, anxiety, trouble getting along with others, trouble concentrating, trouble coping with stress and/or difficulty keeping track of money/bills.

The determination of an upper bound and lower bound for the number of disabilities helps meet two criteria. First, the upper bound is useful in discussing the relationship between disabilities, income and the demand for affordable housing. Second, a lower bound is more instructive in developing the need for Type A accessible units.

Population Estimates and Projections for Disability

The disability tables were generated using cross tabulations from PUMS for 2000. The cross tabulations provided 2000 estimates of the number of disabled individuals by income by tenure in Salt Lake County. Income and tenure was determined for each type of disability: physical, sensory, mental, go outside the home, self-care and employment from PUMS. The most relevant income group for the purposes of this study is very low income households. From the PUMS results it was possible to calculate the number of disabled individuals living in very low income households. And furthermore, the PUMS cross tabulation segmented this population by four categories of tenure: (1) homeowner with mortgage, (2) homeowner with no mortgage, (3) renter paying cash and (4) non-cash paying renter.

Once the number of disabled individuals by income and tenure was determined using the broad census definitions the more narrow definition of severity was applied. The assumption here is that income and tenure characteristics of the disabled are similar whether one is considering the number of disabled as broadly defined or narrowly defined.

The number of severely physically, sensory and mentally disabled individuals in very low income households in the county in 2000 was determined from the use of national severity data for all types of disabilities, *Americans with Disabilities 1997, Current Population Reports Table 2 Prevalence of Types of Disability Among Individuals 15 year Old and Over*. For each type of disability the percent of individuals suffering from a severe condition in Salt Lake County was assumed to be similar to the national severity statistics.

Thus the number of individuals with severe disabilities in 2000 was estimated. Then a ratio for each severe disability was developed for two age cohorts: 15 to 64 years and 65 years+. It was necessary to take age into account because disabilities are closely related to age greater prevalence as one ages. The number of individuals in each age cohort (15 to 64 years and 65+ years) for 2005 and 2010 was taken from Population Projections by Sex and Five Year Age Group for Salt Lake County, published by the Governor's Office of Planning and Budget. Using 2000 Census data the number of individuals between 15 years and 64 years and 65+ years for Salt Lake County was determined. Those numbers are: 598,883 and 72,680 respectively.

Using the ratio of severely disabled very low income individuals by disability type and by tenure to population by age cohort in 2000, projections were developed for 2005 and 2010. The 2000 ratios were applied to the projected number of individuals in the two age cohorts for Salt Lake County in 2005 and 2010. The principal assumption in the projections is that the ratio of severely physically disabled individuals who live in very low income households that rent in Salt Lake County in 2000 remains constant in 2005 and 2010.

The estimates and projections using the described methodology are included below in Tables 9 through 16.

Table 9
Severely Physically Disabled Individuals in Salt Lake County
in Very Low Income Households by Tenure

Type of Tenure	2000	2005	2010
Paying Renter	2,900	3,100	3,500
Non-Paying	450	480	540
Mortgage	1,700	1,835	2,050
No Mortgage	3,200	3,435	3,860
Total	8,250	8,850	9,950

Source: Public Use Microdata Sample.

Table 10
Disabled Individuals Requiring Wheel Chair in Salt Lake County
in Very Low Income Households by Tenure

Type of Tenure	2000	2005	2010
Paying Renter	435	465	520
Non-Paying	65	70	80
Mortgage	250	270	305

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No Mortgage	480	515	575
Total	1,230	1,320	1,480

Source: Public Use Microdata Sample.

Table 11

Disabled Individuals Requiring Walkers, Cane or Crutches in Salt Lake County In Very Low Income Households by Tenure

Type of Tenure	2000	2005	2010
Paying Renter	1,250	1,335	1,520
Non-Paying	190	205	235
Mortgage	730	785	890
No Mortgage	1,375	1,475	1,675
Total	3,545	3,800	4,320

Source: Public Use Microdata Sample.

Table 12

Severely Sensory Disabled Individuals in Salt Lake County in Very Low Income Households by Tenure*

Type of Tenure	2000	2005	2010
Paying Renter	425	460	505
Non-Paying	30	30	35
Mortgage	250	270	300
No Mortgage	550	590	655
Total	1,255	1,350	1,495

Source: Public Use Microdata Sample.

Table 13

Individuals with a Mental or Emotional Conditions in Salt Lake County in Very Low Income Households by Tenure*

Type of Tenure	2000	2005	2010
Paying Renter	4,900	5,265	5,700
Non-Paying	240	255	280
Mortgage	1,980	2,130	2,300
No Mortgage	2,700	2,900	3,145
Total	9,820	10,550	11,425

*does not include those living in group quarters (assisted living, skilled nursing or Alzheimer s facilities or hospitals)

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Source: Public Use Microdata Sample.

Table 14
Self-Care Disabled Individuals in Salt Lake County
in Very Low Income Households by Tenure*

Type of Tenure	2000	2005	2010
Paying Renter	1,600	1,705	1,910
Non-Paying	90	95	105
Mortgage	900	960	1,075
No Mortgage	1,725	1,840	2,060
Total	4,315	4,600	5,150

*does not include those living in group quarters (assisted living, skilled nursing or Alzheimer s facilities or hospitals).

Source: Public Use Microdata Sample.

Table 15
Go Outside the Home Disabled Individuals in Salt Lake County
in Very Low Income Households by Tenure

Type of Tenure	2000	2005	2010
Paying Renter	4,850	5,205	5,730
Non-Paying	300	320	355
Mortgage	2,400	2,575	2,835
No Mortgage	4,700	5,050	5,555
Total	12,250	13,150	14,475

Source: Public Use Microdata Sample.

Table 16
Individuals with an Employment Disability in Salt Lake County
in Very Low Income Households by Tenure

Type of	2000	2005	2010
Paying Renter	8,000	8,580	9,055
Non-Paying	525	565	595
Mortgage	3,500	3,755	3,960
No Mortgage	4,500	4,825	5,090
Total	16,525	17,725	18,700

Source: Public Use Microdata Sample.

Disabilities and Demand for Affordable Housing

Even when qualified by severe conditions the number of disabled, very low income individuals living in rental housing is a large number. If only the most severe disabilities are included: severe physical disability, severe sensory disability and emotional and mental conditions, the estimated number of disabled individuals living in very low income households that rent is 5,200 individuals. Therefore approximately 15% of all very low income renter households include a severely disabled individual. If the 1,700 self-care disabled are included the estimate rises to 6,900 individuals, which is about 20% of the 32,500 very low income renter households in the county in 2000. In other words, one out of five very low income renter households has a severely disabled or self-care disabled individuals as a member of the household.

If all disabilities are considered using the broad census definitions for the mentally disabled and including go outside the home and employment disabilities it is estimated that about 40% of the very low income renter households in Salt Lake County include an individual that is disabled 14,000 disabled individuals in 32,500 very low income renter households in 2000. This estimate includes: severely physically and sensory disabled, mentally disabled, self-care and go outside the home disabled as well as employment disabled.

Depending on the disabilities included the range for the number of disabled individuals in very low income households that rent extends from a lower bound of 15% of households to an upper bound of 40% of households. It is clear from the disability data that a disproportionate number of very low income renter households include a disabled individual.

Two factors help explain the concentration of disabled individuals among very low income renter households: (1) a relatively high percentage of very low income renter households are Seniors 13% of very low income renters are Seniors and Seniors are more likely to have disabilities and (2) disabilities are often the cause of loss of income and reduced earnings pushing households into very low income status. Many disabled are unable to work. An estimated 8,600 very low income renters in Salt Lake County have employment disability.

The disability data by tenure by income suggest a strong relationship between disabilities and household income. A disability leads to loss of income or reduced earnings, which often limits a household's housing choice to renting. Hence, disabilities create increased demand for affordable rental housing.

Projections of Disabilities

Between 2005 and 2010 the number of disabilities in very low income renter households in Salt Lake County will increase by 1,750. These disabilities will occur in 1,000 individuals of which 570 individuals will have one disability and 430 individuals will have two or more disabilities.

Table 17
Estimates and Projections of Disabled Individuals Living
in Very Low Income Renter Households

Category	2005	2010	Change
Severely Physically Disabled	3,100	3,500	400
Require Wheel Chair	465	520	55
Require Walker, Crutches or Cane	1,335	1,520	185
Severely Sensory Disabled	460	505	45
Mental or Emotional Condition	1,600	1,750	150
Self-Care Disabled	1,705	1,910	205
Go Outside the Home Disabled	5,200	500	500
Employment Disabled	8,600	450	450
Total Disabilities (not persons)	20,665	22,415	1,750

Source: Census Bureau (PUMS) and James A. Wood.

The high number of disabilities identified, for the first time, in the 2000 Census suggests a close relationship between a disability and household income. Hence, disabilities are closely linked to the number of very low income renter households in the county. And the increase in the number of individuals with disabilities between 2005 and 2010 will increase future demand for affordable rental housing in Salt Lake County.

Type A Accessible Units

There are four levels of accessibility: visitability, usable (Type B), accessible or adaptable (Type A) and fully accessible (nursing home, assisted living facility). For the purposes of this study Type A units were considered the most relevant. Type A units accommodate individuals in wheel chairs. There is no official estimate or record of the number of Type A accessible rental units in Salt Lake County. Type A accessible units require a 60 inch turn space in the bathroom and kitchen and frontal versus parallel approach to these spaces. This is the most significant difference between Type A and B. Type A also requires a 32 inch doorway versus 31 for Type B.

Since 1997 the Uniform Building Code now the International Building Council (IBC) has required that 2 percent of all rental units in larger apartment projects (20 units or more) be Type A accessible units. Since 1997 there has been an estimated 6,200 apartment units built in Salt Lake County in projects with 20 or more units. This estimate was derived from building permit data collected by the Bureau of Economic and Business Research, University of Utah. The number of apartment units in structures with 5 or more units (up to 3 floors) and 5 or more units (more than 3 floors) were assumed to be apartment communities of 20 or more units a generous assumption. Nevertheless, using this assumption the number of new rental units in Salt Lake County since 1997 is estimated to be 6,200. Two percent of these units, as required by the IBC, should be Type A accessible, which would add 125 units to the wheel chair accessible inventory.

There are currently about 200 Type A accessible units in Senior rental projects in addition to the 125 units required since 1997. Therefore, the county may have as many as 325 Type A accessible units.

It should be emphasized, however, that many of the new units added under the IBC do not provide Type A accessible units for the very low income disabled renter. A Type A accessible unit in a new 400 unit market rate apartment project will rent for \$800+, far beyond the means of a very low income household. Even in the case of low income tax credit units, many of the Type A units will not be affordable to the very low income renter. Since 2000 approximately 1,600 tax credit units have been developed in Salt Lake County. However, about 1,300 of these units are in Private Activity Bond projects at 55% to 60% AMI, which is above the very low income threshold. The remaining 300 tax credit units for very low income renters would have 2% of their units devoted to Type A accessible units. This would add about 6 rental units for the very low income disabled renter. New HUD 202 projects will add about 10 Type A accessible units.

There are probably no more than 325 Type A accessible units in the rental inventory in the county for very low income renters. The supply of Type A accessible units for very low income disabled individuals falls far short of the demand. From the PUMS data it was estimated that there are 465 individuals in very low income renter households that have used a wheel chair for over 6 months and another 1,335 individuals who use walkers, crutches or canes. Combining these two groups yields 1,800 individuals in very low income renter households that may need a rental unit that provides accessibility. In addition there are another 460 blind or deaf very low income individuals that rent who may need accessible units. Therefore, an upper bound for accessible units of about 2,300 units is established. Of course not all these individuals would need 32 doorways and frontal approach to kitchen sink and 60

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turn space. Nevertheless, the demand for accessible units by very low income renters, whether it be 500 units or 750 units both reasonable estimates, is decisively larger than the supply of 325 Type A units.

Housing Need: An additional 200 to 300 Type A accessible units in apartment communities for very low income renters.

Housing for Victims of Domestic Violence

The Utah State Domestic Violence Cabinet Council in its annual report notes that domestic violence is one of the fastest growing and most serious violent crimes in Utah this violence is characterized as a systematic pattern of physical, sexual, verbal, emotional and psychological abuse, which is predominately directed by men against women. Only a small fraction of victims of domestic violence seek shelter but this is a small fraction of a very large number, which requires over 23,000 nights of shelter at Salt Lake County's two privately funded domestic funded shelters: South Valley Sanctuary and YWCA. In 2004 these two shelters served 2,107 individuals of which 915 were women, 1,174 children and 18 men. The average length of stay for victims was 13 nights.

For the two shelters in Salt Lake County the demand for shelter far exceeds supply. Directors at both shelters expressed the need for more shelter beds and units. In 2004 the South Valley Sanctuary turned away 923 clients versus 550 in 2003 and the YWCA turned away 595 clients versus 550 in 2003. A client is defined as a households, therefore the 595 clients turned away actually represents a much larger number of individuals since most households turned away would have an adult plus children. Turned away is defined as unable to provide housing at that particular shelter. Generally, for those clients who are turned away temporary housing is found in another shelter usually outside the county. Transportation to another site is provided by the South Valley Sanctuary or the YWCA or at times by the police. Another possibility is a hotel voucher provided by the shelter for housing in a local hotel. Clients are not turned away without any alternatives. Nevertheless, the turned away numbers for the two shelters in Salt Lake County demonstrate the demand for shelter in the county, particularly in comparison with the other shelters throughout the state. In 2003, the 16 shelters statewide turned away 922 clients, 97% or 894 of those clients were in Salt Lake County, see Table 18.

Table 18
Domestic Violence Shelter Services 2003

Location of Shelter	Individuals Served	Nights of Shelter	Turned Away
Blanding	10	12	3
Brigham City	56	1,097	13
Cedar City	193	1,579	-
Davis County	586	5,654	9
Logan	254	2,515	-
Moab	123	1,047	-
Ogden	667	6,415	-
Park City	212	2,207	1
Price	94	911	-
Provo	1,160	1,433	-
Richfield	194	1,984	-
Salt Lake City	1,144	13,377	344
St. George	275	2,988	-
Tooele	123	1,319	-
Vernal	86	1,004	2
West Jordan	901	9,693	550
Total	6,078	53,023	922

Source: Utah Domestic Violence Annual Report, January 2004.

Victims of domestic violence are allowed to stay for up to 30 days at a shelter. Extensions beyond 30 days are possible. All food, child care, school and other needs are provided as well as support groups and coordination with advocacy services.

Multiplying the average length of stay by the number of clients turned away shows that an additional 20,000 night were required.

Housing Need: An additional 20 unit facility with approximately 55 beds would accommodate much of the current turned away clientele.

HIV/AIDS and Active TB Disease

HIV/AIDS

Since 1983 the number of AIDS cases reported in the Salt Lake City/County Health District totals 1,615. The number of AIDS deaths over the same time period is 804. In 2003, only 18 AIDS cases and 34 HIV positive cases were reported in Salt Lake County. In the past few years the number of reported HIV/AIDS cases has declined from the peak period of 1993-1996. The decline in the number of AIDS cases and deaths, which is consistent with national trends, is mostly due to effective therapies that have slowed the progression of the disease from HIV positive status to AIDS.

Table 19
Reported HIV/AIDS in Salt Lake County

Year Reported	HIV Positive	AIDS Cases	AIDS Deaths by Year
1983-1992	273	472	289
1993	44	195	79
1994	50	109	75
1995	29	110	102
1996	47	149	68
1997	40	105	39
1998	14	97	21
1999	28	110	37
2000	36	110	32
2001	29	91	19
2002	45	49	18
2003	34	18	8
Total	570*	1,615	804

*Total fluctuates as HIV infections become AIDS cases.

Source: Salt Lake Valley Health Department.

Julie Herron of the Division of Infectious Diseases at the University of Utah Hospital, Clinic 1A estimates there are approximately 700 to 800 individuals in Salt Lake County that are HIV Positive. Clinic 1A is an outpatient clinic that case manages all of the reported HIV/AIDS cases in the county. The housing needs of these 700 individuals are served by a single agency the Salt Lake Community Action Program. Arthur Riley of the Community Action Program (CAP) is the housing placement officer dealing, on a daily basis, with the housing needs of HIV/AIDS individuals. He describes the housing needs for this special needs population as a crisis. There are only a handful of units (10 units) set aside by non-profits for HIV/AIDS cases but it is the characteristics of this population that make it particularly difficult to meet their

housing needs.

- (1) most are very low income individuals
- (2) an estimated 30% have criminal records
- (3) an estimated 50% have drug and alcohol addictions, particularly methamphetamines
- (4) 80 to 100 are undocumented immigrants
- (5) approximately 40 are refugees from Africa
- (6) high percentage suffer from mental illness

Housing Authorities will not provide vouchers or public housing for those with criminal records, drug abuse or undocumented workers. Therefore, CAP must resort to finding rental units in low rent apartment projects where the landlords ask few questions. Consequently, many of the HIV/AIDS individuals either live in rental slum conditions or choose to live with family or friends, often moving after a few nights to another friends house, a practice that has become known as couch surfing .

A survey, conducted in 1997 for the HIV/AIDS Housing Plan Steering Committee, showed most individuals with HIV/AIDS prefer either to live alone or with spouse or partner. Shared housing with other HIV/AIDS individuals had some appeal to about one-third of the survey respondents. For these individuals, communal living would offer the support of others in similar situation.

Survey results also show that only about 30 percent of those with HIV/AIDS own their homes. Most individuals with HIV/AIDS are renters. And most are very low to moderate income households. Therefore, housing affordability is a significant issue with this segment of the HIV/AIDS population.

Housing Need: There is a critical need for at least 100 additional units for this special needs population.

Active TB Disease

The number of reported tuberculosis cases in Salt Lake County has declined during the 1990s; dropping from 42 cases in 1990 to 29 cases in 1995 to 22 cases in 2004. Since being listed by the Center for Disease Control (CDC) in 1991 as an outbreak area for tuberculosis the county has made substantial progress in reducing the incidence of TB. The number of cases reported in recent years is shown in Table 24.

Table 20
Reported Active TB Cases in Salt Lake County

Year	Reported Cases
1999	23
2000	34
2001	23
2002	19
2003	19
2004	22

Source: Utah Department of Health

Jean Oliver, the TB nurse consultant to the Utah Department of Health describes the principal housing need as a rental unit for one or two families. Those with active TB are infectious for only about two weeks. Once controlled with drugs the individual is no longer infectious but must continue with a daily 4 drug regimen for 6 months to one year. During this time the drugs are administered by a Department of Health Official and close surveillance of the infected individual is required. Housing for single individuals has been possible through the Housing Authority of the County of Salt Lake. However, there are no units for families.

Most recent TB cases are in the immigrant population, especially those from Mexico and Latin America. Generally an individual has contracted the disease many years earlier, the disease remains dormant for a long period but suddenly becomes active.

Housing Need: One to two units that would house families who have a member with active TB disease.

Housing Needs for Chronically Homeless Population

The following analysis depends heavily on work performed in September by James Wood for the Housing Authority of the County of Salt Lake and the Housing Authority of Salt Lake City, *An Analysis of Housing Demand and Supply For Salt Lake County s Chronically Homeless Population*. With the adoption of the Housing First Model by the Salt Lake County Homeless Coordinating Council the focus of housing assistance for this special needs population is permanent housing for the chronically homeless.

Housing needs for the chronically homeless in Salt Lake County has been derived from a combination of three sources: (1) point-in-time counts (2) the relationship between the *total* homeless population and the *subpopulation* of chronically homeless population and (3) the experience of service providers with chronically homeless individuals. The use of three sources allowed for cross-checking to ensure that demand estimates were reasonable. This section also includes a brief discussion of those economic and demographic characteristics that are most closely associated with changes in the chronically homeless population and the need housing.

Point-in-Time Counts

The most recent point-in-time count for Salt Lake County is March of 2004. This count was conducted by Utah Issues with help from Sheila Walsh McDonald of Salt Lake Community Action Program. The March count has been refined by Lloyd Pendleton who is the principal staff person developing the State Homeless Coordinating Committee s Ten-Year Plan to End Chronic Homelessness (SHCC).¹ The State s plan is in draft stage and hereafter will be referred to as the Draft. In preparing the Statewide 2004 point-in-time estimates for the Draft, disaggregated data for Salt Lake County Continuum of Care was developed as shown below.

¹ Lloyd Pendleton is on loan from the Church of Jesus Christ of Latter-day-Saints to the Utah Department of Community Services and Economic Development to assist in the development of the States ten-year plan.

Table 21
Point-in-Time Counts for Salt Lake County 2004

	Point-in-Time	Annualized
<i>Sheltered</i>		
Individuals	1,220	6,100
Persons in Families	1,245	6,225
<i>Unsheltered</i>		
Individuals	338	1,690
Persons in Families	195	975
<i>Total(Sheltered and Unsheltered)</i>		
Individuals	1,558	7,790
Persons in Families	1,440	7,200
<i>Grand Total</i>	2,998	14,990

Source: State Homeless Coordinating Committee.

The annualized data were derived by multiplying the point-in-time data by a factor of 5. The factor of 5 was developed by the SHCC through data from the Road Home. For point-in-time survey the Road Home had about 300 individuals sheltered but over a year they serve about 1,500 unduplicated individuals. Thus dividing total individuals served by the point-in-time count (1,500 by 300) equals a factor of 5. The factor of 5 appears reasonable given national homeless data released by the Urban Institute in a study by Martha Burt.² For two months, October and February of 1996, point-in-time counts were calculated. Using more detailed estimating techniques the Urban Institute arrived at annual counts that were 4.2 times and 5.2 times the point-in-time counts.

There is considerable evidence that many more people are homeless during the course of a year than are homeless at any given time. The homeless population, for the most part, is not a static population. Many people are homeless for a week, for a month, for two months but after a relatively short period of time they leave homelessness and the shelter. Another household takes their place. This turnover is occurring throughout the year so through the course of a year there are a lot more short-term people in the homeless population than you have at any given time.

² Martha Burt is the director of the Social Services Research Program and a principal research associate at the Urban Institute and one of the nation's leading experts on homelessness. She is author of 1992 study entitled *Over the Edge*, which is an often cited study of homelessness.

Other Measures to Estimate Homelessness

The reasonableness of the estimate, shown in Table 21, that 15,000 individuals in Salt Lake County will experience a spell of homelessness at some time during a year is tested against national data from the Urban Institute, *America's Homeless Populations and Services*, February 2000. This study, referred to above, developed estimates from the 1996 National Survey of Homeless Assistance Providers and Clients (NSHAPC). The NSHAPC covers suburban, rural and urban areas and was conducted in 1996 by the U.S. Census Bureau. In December 1999, the Federal Interagency Council on the Homeless released descriptive data from the survey, but did not include population estimates. The Urban Institute's independent analysis of the data by Martha Burt and Laudan Aron provides highly regarded estimates of the size of the nation's homeless population.

The Urban Institute's study estimates the number of individuals homeless at some time during the year nationally was 2.3 million, which was 0.9% of the U.S. population. This estimate showing that about 1% of the population encounters homeless at some during the year has gained considerable credibility. Thus applying this percentage to the population of Salt Lake County in 2003 of 909,000 the estimated number of individuals experiencing homelessness at some time during the year would be 9,100.

The estimate of 9,100 is well below the nearly 15,000 developed for Salt Lake County by the SHCC using the point-in-time counts. It appears that the Salt Lake County estimate of 15,000 may be an upper bound of homeless individuals in Salt Lake County in 2004. It should be noted that the SHCC statewide estimate of 23,700 is exactly 1% of the state's population.

Another measure of homelessness developed in the Urban Institute study is the percentage of those individuals in poverty that experience homelessness during a 12 month period. Their analysis shows that 8.1% of those individuals in poverty experience homelessness at some time during the year. If one applies this percentage to Salt Lake County's poverty population of 97,845 (Census Bureau 2003) the number of individuals experiencing homelessness during the year is estimated to be about 7,900.

The three measures for estimating Salt Lake County's homeless yield the following estimates:

Table 22
Estimates of Homelessness in Salt Lake County

Measure	Estimate of Individuals Experiencing Homelessness in a Year
Point-in-time count	15,000
Percent of population	9,100
Percent of poverty population	7,900

Source: SHCC, Urban Institute and U.S. Census Bureau.

Estimating Chronically Homeless

The annualized numbers in Table 26 above show an estimated 7,900 to 15,000 individuals in Salt Lake County will be homeless for some period of time in 2004, but a very high percentage of these individuals will be homeless for just a short time. Temporary homeless individuals are not the focus of this study but rather the chronic homeless, which is a subpopulation of the total homeless population. And the chronically homeless population is a more static population. While chronically homeless individuals may move geographically by definition they are not temporarily homeless but homeless for long stretches of time.

Chronically Homeless Estimate from the SHCC The SHCC developed point-in-time estimates for Salt Lake County for various subpopulations. In the case of the chronically homeless it is not appropriate to apply the factor of 5 to annualize the estimate since this population experiences much less turnover.

Table 23
Homeless Subpopulations for Salt Lake County

	Point-in-Time	Annualized
Chronically Homeless	435	2,175
Severely Mentally Ill	259	1,295
Chronic Substance Abuse	258	1,290
Veterans	174	870
Persons with HIV	53	265
Victims of Domestic Abuse	318	1,590
Youth	6	30
Total	1,503	7,515

Source: State Homeless Coordinating Committee.

The chronically homeless estimate of 435 understates the subpopulation that need permanent supportive housing. HUD's definition of chronically homeless includes those with dual and more diagnoses. Therefore, the target population of chronically homeless also includes those that are severely mentally ill, those with chronic substance abuse, and veterans, who are likely to be afflicted with either mental illness and/or substance abuse. The point-in-time count shows 1,126 unduplicated sheltered individuals in the four categories: chronically homeless, severely mentally ill, chronic substance abuse and veterans.

The estimate of 1,100 individuals meeting HUD's definition will be corroborated by other estimating techniques below. The estimate of 1,100 is certainly a lower bound of the number of chronically homeless in Salt Lake County since a number of chronically homeless individuals live in camps, cars, etc. These unsheltered individuals were not included in the point-in-time count.

Chronically Homeless as Percentage of Homeless Population Another estimate of the number of chronically homeless in Salt Lake County can be derived by assuming a ratio between total homelessness and the chronically homeless. The recently released *The San Francisco Plan to Abolish Chronic Homelessness* found that 20% of San Francisco's homeless population was chronically homeless. Salt Lake's Road Home in their *Shelter Night Usage* study found that the chronically homeless accounted for 11% of homeless clients served. These two studies allow for the development of a reasonable range of estimates for the chronically homeless in Salt County. The mid-point in the range (11% and 20%) is about 15% and since San Francisco is more likely to have chronically homeless than Salt Lake, in part due to weather, the mid-point of 15% between the San Francisco chronically homeless percentage and the Salt Lake is used as an upper bound and 11% from The Road Home is used as a lower bound of homelessness. Now applying these ratios or percentages of chronically homeless to homeless population the extreme lower and upper bound can be estimated. The extreme lower bound of chronically homeless is estimated at 870 and the extreme upper bound at 2,250.³

While the range of 870 to 2,250 is too broad for our purposes it does establish that a chronically homeless subpopulation of 1,100 as estimated by the SHCC for Salt Lake County is very reasonable and at the lower-end of the range of extremes. Further confirmation of the approximate reasonableness of the 1,100 figure is given by

³ The extreme lower bound was derived by multiplying 11% X 7,900. These are the lowest measures for chronically homeless as a percent of homeless population and total homeless population. The extreme upper bound was derived by multiplying 15% X 15,000. Here the two highest measures were used for chronically homeless as a percent of homeless population and total homeless population.

occupancy of shelters during cold winter nights. The Road Home and their Community Winter Shelter combined will have over 600 men sheltered (255 at emergency shelters and over 300 at winter shelter). In addition St. Vincent's will provide space for about 100 in their dining area and the Rescue Mission provides space for 80 in bunks and rooms and another 80 to 100 sleep on the floor in their chapel. Hence, on a cold winter night as many as 900 men are being sheltered, which does not include the sheltering of chronically homeless women. If chronically homeless were included women it would push the total close to 1,000.

A number of measures and indicators support the reasonableness of an estimate of 1,100 for the chronically homeless population in Salt Lake County. Of course, in part the estimate's reasonableness is that it is at the lower bound of the range. Thus, after a review of the literature and examination of several sources from the Census to point-in-time counts, it appears that approximately 10,000 individuals in Salt Lake County experience homelessness during the year and at least 1,000 of these are chronically homeless.

The Service Providers and Demand

While service providers do not make estimates of the number of homeless and chronically homeless populations their experience and service loads help to either validate or invalidate such estimates. Direct hands-on experience is an essential component for understanding the homeless population. Therefore a number of service providers including the major discharge agencies were interviewed regarding the housing needs of the chronically homeless. Those providers that release or discharge individuals were also asked to estimate the number of individuals they could place annually in secure, supervised housing with case management. The review of the service providers and discharge agencies confirms the estimated chronically homeless population of 1,000. The following service providers annually discharge and/or seek permanent supportive housing for an estimated 1,000 chronically homeless or potentially chronically homeless individuals. Conservative estimates were used due to possibility of duplication. Of the 12 service providers interviewed that place individuals in housing, all noted that finding safe, affordable and adequate housing was their biggest challenge. Table 24 gives service providers annual discharge data of chronically homeless individuals.

Table 24
Service Providers Annual Discharge Estimates of Chronically Homeless

Service Provider	Individuals Seeking Housing
The Road Home	300
Rescue Mission	50
Volunteers of America Detox Center	50
Valley Mental Health	50
Veterans Administration	100
State Prison Parolees and Probationers	350
Salt Lake County Drug and Mental Health Court	50
Utah Department of Human Services	50
Total	1,000

Source: Surveys of service providers.

Impact on Demand Generated by the States and County's 10-year Plan

Both the State and Salt Lake County are developing 10-year plans to end chronic homelessness through the Housing First model. The State's ten-year plan has four principal strategies: (1) preventing homelessness, (2) rapidly re-housing, (3) providing supportive services and (4) timely and accurate results (HMIS).

In the State's First Five-Year Strategic Plan it is proposed that homeless prevention includes systematic strategies that seek to prevent homelessness by ensuring people leaving institutions such as jails, prisons, foster care or treatment facilities are not discharged to the streets or shelter system. By expanding prevention efforts to include increasing access to permanent housing and services for person(s) leaving institutions the State will significantly increase the need for permanent supportive housing units. Many individuals leaving institutions or state care can not find adequate housing. The magnitude of the need is demonstrated by the number of individuals released each year from the state prison to Salt Lake County, Salt Lake County Justice Services, Juvenile Justice System and Foster Care not to mention those inmates who have served their full sentence and are released.

Table 25
Individuals Released into Salt Lake County Annually
from State Prison, Justice and Foster Care Programs

Agency	Number of Individuals
State Prison Probationers	2,400
State Prison Parolees	1,200
Mental Court	Annual caseload of 65
Drug Court	Annual caseload of 500
Juvenile Justice	300*
Foster Care	250*

*statewide

Source: Interviews with agencies.

A combined total of at least 4,500 individuals are released from the legal, penal and foster care systems each year into Salt Lake County. Not all need housing assistance but it seems reasonable to assume that as many as 10% or 450 individuals need housing help, which includes permanent supportive housing.

The adoption of 10-year plan to end chronic homelessness, an approach which relies on prevention as a key strategy, greatly expands the need for housing units. New subpopulations are included in the Housing First model, which significantly increases the need and demand for permanent supportive housing.

Demographics Change and Demand

The aging of the baby boom generation over the next 15 years will have a significant impact on the age structure of the population nationally. Proportionally the age cohort over 60 will increase while the cohort between 35 and 55 will decline. This shift will be brought on not only by the sheer number of boomers but also by their increasing longevity. At the same time, we can expect to see a thinning in the ranks of the young, as many boomers delayed childbearing or chose to have fewer children or none at all. How will this demographic change affect the number of homeless?

First, a literature search on changing demographics and homeless was unsuccessful. There is no literature on this subject. Despite the lack of research on this point it s a fair question to raise, if the 25 to 55 year old age cohort is smaller--this is the primary age cohort of the homeless--then will the number of homeless decline?

Assuming the incidence of homeless remains the same over time and this rate of incidence is applied to the 25 to 55 year age group, the number of homeless in Salt Lake County would still increase slightly. This is due in part to Utah unique

demographics. While nationally women may have delayed child bearing and/or had fewer children that was not true in Utah. Consequently the 25 to 55 age cohort continues to grow albeit more slowing by 2015 to 2020. Table 30 shows the estimated number of chronically homeless in Salt Lake County using the current local incidence of 2.67 chronically homeless individuals for every 1,000 persons between age 25 and 54. Using population projections and this rather mechanical approach it appears that demographic change will have little impact on the number of homeless in Utah. In fact homelessness still increases despite the changing age structure of the Utah population.

Table 26
Projections of Chronically Homelessness Individuals
Salt Lake County

Year	Total	Estimated
2005	413,103	1,100
2010	451,886	1,200
2015	487,911	1,300
2020	506,378	1,350

Source: James A. Wood.

The rate of homelessness is probably much more sensitive to economic conditions, federal housing assistance programs such as HUD Section 8 vouchers and to a lesser extent housing prices. These factors all change the incidence of homelessness and are more closely linked to homelessness; however, the economic boom of the 1990s nationally did not cause homelessness to decline. In fact during the 1990s homelessness increased but some of this increase could be attributed to changing definitions, more comprehensive data and expansion of programs.

In the past several years there have been two countervailing forces affecting the homeless population in the Utah economy: a recession and very stable housing prices and rental rates. Given the rising demand for homeless services it appears that size of the homeless population is much more dependent on economic conditions than favorable rental rates.

The availability of HUD s Section 8 vouchers can be the difference for many individuals between homelessness and housing. The three housing authorities in Salt Lake County: Housing Authority of Salt Lake City, Housing Authority of the County of Salt Lake and the West Valley City Housing Authority all have long (2.5 years to 4 years) waiting lists for vouchers. And recent changes in HUD regulations have effectively reduced the number of vouchers available. Furthermore, any long-

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term prospects for increases in the number of Section 8 vouchers are dim given the likelihood of sizeable federal budget deficits in the future. Therefore, proportionally fewer very low income families and individuals will have access to HUD Section 8 vouchers. The relative future scarcity of vouchers will undoubtedly contribute to higher rates of homelessness.

The demand and need for housing assistance is demonstrated by the sheer number of vouchers in use in the county, the length of the voucher waiting lists (several thousands individuals) and the very high occupancy rates of public housing units. In Salt Lake County the number of vouchers and public housing units totals about 6,800. In Salt Lake City, about 375 vouchers are set aside for disabled individuals and another 110 are shelter plus care vouchers for the homeless disabled individual. The Housing Authority of the County of Salt Lake has 79 shelter plus care vouchers. These vouchers for the disabled and the homeless disabled provide housing for individuals that would otherwise be homeless.

The negative impact from a stable or declining number of vouchers in the future will likely offset any demographic changes that may work to reduce the homeless population. Then add periods of recession, unemployment and low wages, which all work to drive up the size of the homeless population, and any positive demographic conditions will be simply overwhelmed by negative factors.

The total vouchers and public housing units for each housing authority in 2004 are shown below.

	<u>Vouchers</u>	<u>Public Housing</u>
Housing Authority of Salt Lake City	2,129*	632
Housing Authority of the County of Salt Lake	2,131*	620
Housing Authority of West Valley City	513	18
Total	5,536	1,270

*Includes shelter plus care vouchers.

Housing Need: In next five years at least 200 permanent supportive housing units.

The Supply of Housing for Seniors and Special Needs Populations

This section will identify and provide characteristics of housing units that are subsidized, in one form or another, by government agencies and set aside or restricted to Seniors and special needs populations. Of course, most Senior or special needs households have no choice but to live in *market rate nonsubsidized housing*.

The economic vulnerability of the Senior and special needs population and particularly the very low income renter has led to a number of policies and programs specifically targeted to their housing needs. This section gives data on these housing programs and the characteristics of the housing provided, with particular emphasis on programs targeted for the very low income renter. At the end of this section, data on each type of housing is included in Tables 31 through 36.

Housing for Very Low Income Seniors

- The Low Income Housing Tax Credit Program administered through the Utah Housing Finance Agency has provided financing for eight apartment projects in Salt Lake County that are restricted to Seniors (55 years and older). Seniors with income levels below 60 percent of the median income of the county qualify for LIHTC projects. The rents at LIHTC projects are below market rates but are not considered a *deep* subsidy. Generally, rental rates at LIHTC projects will be 20 percent to 30 percent below market rates. Although tax credit projects accept renters 55 years and older most Senior renters in such projects are 62 years+.
- Five of LIHTC projects were completed in the 1990s. The two most recent completions were in 2003 and the eighth projects will be under construction in the spring of 2005. Most of the 627 units are one bedroom units with rents between \$450 and \$500 a month. The two bedroom units rent for approximately \$600. All of the units have air conditioning and common laundry facilities. The current vacancy rate for the six completed projects is less than 5 percent.
- There are 37 apartment projects in Salt Lake County that provide *deep* rent subsidies to low and very low income Senior's. *Deep* subsidies require that a tenant pay only 30 percent of his/her income for rent and utilities. The difference between the amount paid by the tenant and the project's "market rate" is paid by the sponsoring agency--either a

public housing authority, Nonprofit organization or HUD.

- In the 37 *deep* subsidy projects there are 2,453 units of which 2,301 are subsidized. In almost all cases, a common laundry facility is provided and the rental units are air conditioned. Most of the 37 projects were built before 1990; only about 15 percent of the total 2,453 units are less than 10 years old. About seven percent of the units are Type A accessible. Rental rates vary, of course, depending upon the income of the tenant. The vacancy rate for the 2,301 units is less than 3 percent.

Housing for Disabled

- Very low income disabled individuals live primarily in market rate rental housing. Estimates based on the 2000 census indicate that at the very least the number of very low income severely disabled individuals living in rental housing in Salt Lake County would be 5,200. This estimate is based on a narrow definition of disability. Using a broader definition of disability the number of very low income disabled individuals living in rental housing could be as high as 14,000.
- The subsidized rental inventory in Salt Lake County totals about 11,000 units, which includes vouchers, public housing units and tax credit units. However, approximately 2,000 of the tax credit units have AMI levels above 50% and therefore are not part of the supply for the very low income renter. Therefore, the upper bound of available subsidized or assisted units for very low income households is around 9,000. The census data indicate that it would take close to this number of units to provide rental housing for all of the very low income disabled individuals living in rental housing. However, a large share of the vouchers and assisted units are occupied by very low income families who do not have a disabled member of the household.
- Very low income renter households with a disabled individuals must compete with low income families and Seniors for affordable housing. Since the supply of vouchers and subsidized units is insufficient to satisfy the demand a substantial percentage of very low income families, Seniors and households with disabled individuals must rent market rate units. The number of very low income renter households in the county is estimated to be about 35,000 in 2005, more than three

times the number of vouchers, public housing units and tax credit units. Consequently most very low income disabled renters live in market rate rental units.

Shelters for Victims of Domestic Violence

- There are only two shelters in Salt Lake County for victims of domestic violence: South Valley Sanctuary and YWCA. These two facilities have a total of 32 units and 108 beds.

HIV/AIDS and Active TB Disease

- There are only 10 units set aside in Salt Lake County for those with HIV/AIDS. In addition there are 27 HOPWA vouchers. For those very low income individuals with HIV/AIDS, which is estimated to be at least 500 individuals, there are very few housing alternatives. Most of this population lives with family or friends often moving every few days.
- Individuals with active TB disease generally live with family. There are a few units provided by Fourth Street Clinic and the Housing Authority of the County of Salt Lake for single individuals. This special needs population is very small, only 22 individuals countywide.

Temporary Emergency Shelters for the Homeless, Transitional and Permanent Housing

- Temporary emergency shelters provide short-term shelter for temporary, episodic and chronically homeless population in Salt Lake County. There is a wide range in type and characteristics of shelters. For example, Rescue Haven with 8 beds, 4 cribs and 2 children=s beds serves women and women with families. Guests are allowed to stay for up to 14 days. The largest shelter is The Road Home, which provides emergency shelter to 256 men, 64 men and 31 units for families with children. From November to April the overflow shelter in Midvale can accommodate an additional 300+ individuals. The Rescue Mission provides 50 beds and 15 double occupancy rooms for homeless men.
- Emergency shelters provide from 450 to 500 beds nightly year round and the overflow facility brings this total to 750 to 800 during the winter months.

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- Transitional housing is provided by various agencies and groups to those individuals and families that can move from shelters into the larger community. During a stay in a homeless shelter individuals can apply for transitional housing and permanent supportive housing. Individuals and families must fit the selection criteria, specifically the ability to achieve self-sufficiency within a two-year time frame. Currently there are 17 transitional housing projects or permanent supportive housing facilities in Salt Lake County with a total of 413 units and 105 beds.



The Salt Lake City Habitat for Humanity recently completed 4 condominium units in the Hidden Creek Condominiums at 9400 South and 700 West in Sandy City. HOME funds from the Salt Lake County Consortium helped fund the project.

Table 27

Independent Living: Age Restricted Units (55 years+) with rents Set by Low

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**Income Housing Tax Credit Program
(Utah Housing Finance Agency Sponsored Projects)**

Project	Year Built	Total Subsidize Units	Type A Accessible Units	Units Amenities	
				A/C	Laundry
Compass Villa 1466 West 3500 South West Valley City	1998	54	1	yes	yes
Harmony Gardens 3521 West 3100 South West Valley City	1997	96	2	yes	yes
Victoria Woods 3510 West 3650 South West Valley City	1997	104	4	yes	yes
Silver Pines 11000 South 700 Sandy City	2000	100 44 mkt rate	4	na	na
Lowell Apartments 756 South 200 East Salt Lake City	1995	80	3	yes	yes
Jordan River Apart 2700 West 7800 South West Jordan	2003	42 6 mkt rate	2	yes	yes
Liberty Wells 800 South 300 East Salt Lake City	Open 2006	51	2	yes	yes
Legacy West 6200 South 3700 West Taylorsville	2003	100 44 mkt rate	4	yes	yes
Total Units		627	22		

Table 28

Independent Living: Age Restricted Projects with Subsidized Rents Based on

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(HUD and Housing Authority Projects)**

Project	Type of Assistance	Year Built	Total Units	Type A Accessible Units
Calvary Tower 516 East 700 South Salt Lake City	HUD 202 Direct Loan Elderly	1989	30/30	2
Capital Villa 239 West 600 North Salt Lake City	HUD 221 (d) (4)	1981	108/108	11
City Plaza (Bldg B) 1992 South 200 East Salt Lake City	Housing Authority Salt Lake City	1975	150/150	14
County High Rise (Bldg A) 1962 South 200 East Salt Lake City	Housing Authority Salt Lake County	1975	149/149	5
Dominguez Park I, II 3990 South 700 West Salt Lake City	Utah Housing Nonprofit Corp. HUD 202 Direct Loan Elderly	1981, 1982	60/60, 50/50	3
Escalante Park I, II 1040 North Redwood Rd Salt Lake City	Utah Housing Nonprofit Corp. HUD 231 Elderly Housing	1975, 1977	25/25, 80/80	2

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Project	Sponsoring Agency	Year Built	# of Units/Subsidized Units	Type A Accessible Units
Friendship Manor 1320 East 500 South Salt Lake City	HUD 231 Elderly Housing	1965	187/60	na
Gerald Wright 3375 West 3800 South West Valley City	HUD 202 Elderly Housing	2004	79/79	4
Glendale Senior Housing 1235 South 800 East Salt Lake City	HUD 202 and Utah Nonprofit	Unde Cons	41/41	2
Hamilton Place 764 South 800 East Salt Lake City	Utah Housing Nonprofit Corp. HUD 202 Capital Advanced for Elderly	1996	65/64	6
IOO F Tower 85 West Sunset Avenue Salt Lake City	HUD 202 Direct Loan Elderly	1990	30/30	na
Jackson Apartments 274 West 200 South Salt Lake City	HUD 231 Elderly Housing	1981	80/80	na
Jerald H. Merrill S-Hous. 8932 West 2700 South Magna	Utah Housing Nonprofit Corp. HUD	1999	30/30	2
Lambourne 464 East Lambourne Salt Lake City	Salt Lake County Housing Authority	na	8/8	2
Leemaur 3809 West 2700 South West Valley City	Salt Lake County Housing Authority	na	4	2

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Project	Sponsoring Agency	Year Built	# of Units/Subsidized Units	Type A Accessible Units
Mackinnon Meadows 745 East Lazon Drive Sandy	HUD 231 Elderly Housing	1978	18/18	2
Martha's Terrace El-Hou 2617 South 9040 West Magna	Utah Housing Nonprofit Corp. HUD 202 Direct Loan Elderly	1991	30/30	2
Multi Ethnic Apartments 120 South 200 West Salt Lake City	Utah Housing Nonprofit Corp. HUD 202 Direct Loan Elderly	1981	142/141	14
Operation Conquest 1160 West 12600 South Riverton	HUD 202 Direct Loan Elderly	1984	16	na
Oquirrh Ridge 6805 South 570 East Salt Lake City	HUD 202 Direct Loan Elderly	1988	24/24	na
Perry House 223 Third Avenue Salt Lake City	Housing Authority of Salt Lake City	na	17/17	2
Lincoln Tower Apart. 2017 South Lincoln St. Salt Lake City	HUD 221 (d) (4)	1982	95/95	9
Phillips Plaza 660 South 300 East Salt Lake City	Housing Authority of Salt Lake City	Pre-1975	98/98	14
Riverside 610 South 900 West Salt Lake City	HUD 202	1989	41	41

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Project	Sponsoring Agency	Year Built	# of Units/Subsidized Units	Type A Accessible Units
Preston Place Elderly HS 2673 South Preston Salt Lake City	Utah Housing Nonprofit Corp. HUD 202 Direct Loan Elderly	1992	65/65	4
Romney Plaza Family Park Plaza 475 East 900 South Salt Lake City	Housing Authority of Salt Lake City	Pre- 1975	70/70	7
Southgate 2740 South 1517 East Salt Lake City	Salt Lake County Housing Authority	na	6/6	2
South Lake Villa 3130 South 200 East South Salt Lake	HUD	1998	50/50	na
St. Marks Millcreek 418 East Front Avenue Salt Lake City	HUD 202 Direct Loan Elderly	1989	24/24	na
St. Marks Tower 650 South 300 East Salt Lake City	HUD 202 Direct Loan Elderly	1979	100/98	9
Sweet Charity 211 East 300 South Salt Lake City	HUD 202 Direct Loan Elderly	1981, 1983	30/30,20/20	na
United Cerebral Palsy 1666 West 6720 South West Jordan	HUD 202 Direct Loan Elderly	1985	18/18	na
Valley Fair Village 3060 West 3650 South West Valley City	Salt Lake County Housing Authority	Pre- 1974	100/100	5

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Project	Sponsoring Agency	Year Built	# of Units/Subsidized Units	Type A Accessible Units
Villa Cumorah 81 South Main Street Midvale	HUD 221 (d) (3) Mkt Rate	1973	32/32	na
Wasatch Manor 535 South 200 East Salt Lake City	HUD 221 (d) (4)	1967	183/111	0
West Jordan Seniors 2200 West 8250 South West Jordan	HUD 202	Unde Cnst 2005	65/65	4
Willowood 9075 South 700 East Sandy	HUD 221 (d) (4)	1980	84/84	na
Total Units			2,453/2,301	170

Source: U.S Department of Housing and Urban Development, Salt Lake County Division of Aging, Utah Non-Profit Housing Corporation, Salt Lake County Housing Authority, Housing Authority of Salt Lake City.

Table 29
Domestic Violence Shelters in Salt Lake County

Shelter	Units	Beds
South Valley Sanctuary	13	58
YWCA	19	50
Total	32	108

Source: Utah Domestic Violence Cabinet Council.

Table 30
Set Aside Units for HIV/AIDS

Location	Units	Bedrooms
Carter-Willey Salt Lake City	4	2
Robert Willey Salt Lake City	4	1
Wendell Salt Lake City	2	Studio
Total	10	

Source: Salt Lake Community Action Program

Table 31
Temporary Emergency Homeless Shelters in Salt Lake County

Name	Number of Beds	Description
Intermountain Health Care, LDS Church and Cathedral of Madeline	NA	These organizations independently sponsor programs to pay for the placement of families into motels while they wait for available rooms in shelters.
Marillac House Address not published	30 beds, plus cribs	A program of Catholic Community Services, is a thirty-day emergency shelter for women and children who are homeless or coming from an abusive environment.
Rescue Haven 1165 South State Salt Lake City	8beds, 4 cribs, 2 children's beds	A sister agency to the Rescue Mission. Serves women and women with families. Guests are allowed up to a 14-day stay.
Rescue Mission 463 South 400 West Salt Lake City	50bed dormitory 15 room db occupancy	Men are allowed to spend 7 consecutive nights every 30 days. The Mission serves two meals a day, six days a week.. 15 rooms occupancy by 30 individuals in the Rescue Mission religious program for 6 months.
Road Home 210 South Rio Grande St. Salt Lake City	Approximately 256 beds for men64 beds for women 31 units for families	Largest shelter in the state. Provide shelter, emergency assistance and case management for up to 400 women, men and families members nightly. Only shelter to serve single and dual parent families and only shelter to accept single fathers.
Total Beds	444 bed year round and 31 units for families	Available Year-Round
Winter Overflow Shelter Midvale	Additional 350 beds Nov. to Apr.	Operated by Travelers Aid Society. Provides additional shelter for homeless men, women, and families.

Source: Service providers.

Table 32
Mix of Units in Transitional and Permanent Supportive Housing for Homeless Population

Facility	Total	SRO	Studio	One	Two	Three	Four
Aspenview	16		1	15			
Frontier	14		10	1	2		
Gregson	16				16		
Home Front	8		8				
Ivy House	24		24				
Jared Alan	16		1	15			
Lake Street	4				4		1
Oquirrh East	12			12			
Oquirrh West	12			12			
Rio Grande	49	49					
Roberta Street	2				2		
Safe Haven I	25		15	10			
Safe Haven II	24			24			
Sedona	16		1	15			
Sego House	2			2			
Smith Apartments	16		10	6			
Valley Crossroads	24			24			
Valley Horizons	18			18			
Valley Plaza	40		8		32		
Valley Woods	42		12	16	14		
Valor Apartments	14			14			
500 East	4				4		
846 East Fairmont	4		4	4			
24 East 1700	8		8	8			
Total	413	49	90	197	76		1
<i>Primarily Shared</i>							
Salt Lake	44 beds						
Valor House	61 beds						
Total	105						

Source: Survey of facilities.

Table 33
Estimates and Projections of Salt Lake County's Seniors & Other Special Needs Populations

Category	2000	2005	2010
I. Seniors (62 years and over)			
Total Senior Population	87,519	97,450	118,549
Total Senior Households	55,750	62,100	75,500
Senior Renter Households	9,500	9,950	11,325
Senior Renter Households with Very Low Income	4,950	5,150	5,900
Number of Senior Renters with Very Low Income Moving in Year	545	570	650
II. Very Low Income Individuals with Disabilities Living in Rental Units			
Severely Physically Disabled	2,900	3,100	3,500
Require Wheel Chair	435	465	520
Require Walker, Crutches, Cane	1,250	1,335	1,520
Severely Sensory Disabled	425	460	505
Mental or Emotion Condition	4,900	5,265	5,700
Self-Care Disabled	1,600	1,705	1,910
Go outside the Home Disabled	4,850	5,205	5,730
Employment Disabled	8,000	8,580	9,055
III. Victims of Domestic Violence			
Individuals Sheltered*	2,300	2,100	2,100
IV. Infectious Diseases			
Individuals with HIV/AIDS	1,000	700	700
Individuals with Active Tuberculosis Disease	34	22	25
V. Homeless Population			
Chronically Homeless	1,000	1,100	1,200

*Domestic violence data are difficult to capture and may error either with duplicated counts or undercounts.

Source: U.S. Bureau of the Census 2000 PUMS data, Utah Domestic Violence Cabinet Council, Utah State Department of Health, Salt Lake Community Action Program and James A. Wood.

Table 34
Housing Needs, Housing Supply and deficit for Very Low Income Renters in Salt Lake County

Very Low Income Renters By Type	2005		
	Need	Supply	Deficit
Senior	5,150 households	2,900 units	2,250 units
Disabled*	5,200 households	Must compete with 35,000 very low income renter households for 8,500 vouchers, public housing and tax credit units.	Deficit exceeds several thousand units.
Type A Accessible	500 to 750 households	325 units	175 to 425 units
Domestic Violence	42,000 nights	23,000 nights	19,000 nights 20 units 55 beds
HIV/AIDS	100 households	10 units	90 units
Active TB Disease	1 two-three bdrm households	4-6 units	1 unit
Chronically Homeless	1,100 beds	450 beds year round	650 beds

*Narrowly defined using severity for physically disabled, sensory disabled and those with mental of emotional condition.

Source: Bureau of the Census 2000 PUMS, HUD Special Tabulations, Utah Domestic Violence Cabinet Council, Salt Lake Community Action program, Utah Department of Health and James A. Wood.

Table 35
Projections of Housing Need for Very Low Income Renters in Salt Lake County

Very Low Income Renters By Type	Projection		
	2005	2010	Change
Senior	5,150 households	5,900 households	700 households
Disabled*	5,200 households	5,750 households	550 households
Type A Accessible	500 to 750 households	750 to 1,000 households	250 households
Domestic Violence	42,000 nights	45,000 nights	10,000 nights
HIV/AIDS	100 households	100 households	Unchanged
Active TB Disease	1 two-three bdrm households	1 two-three bdrm units	Unchanged
Chronically Homeless	1,100 beds	1,200 beds	100 beds

*Narrowly defined using severity for physically disabled, sensory disabled and those with mental of emotional condition.

Source: Bureau of the Census 2000 PUMS, HUD Special Tabulations, Utah Domestic Violence Cabinet Council, Salt Lake Community Action program, Utah Department of Health and James A. Wood.

Table 36
Projected Deficit in 2010 Without Additions to Supply Between 2005 and 2010

Very Low Income Renters by Type	Deficit in 2010
Senior	2,950 units
Disabled	Exceeds several thousand units
Type A Accessible	700 units
Domestic Violence	40 units
HIV/AIDS	90 units
Active TB Disease	1 two-three bedrm unit
Chronically Homeless	750 beds

*Narrowly defined using severity for physically disabled, sensory disabled and those with mental or emotional condition.

Source: Bureau of the Census 2000 PUMS, HUD Special Tabulations, Utah Domestic Violence Cabinet Council, Salt Lake Community Action program, Utah Department of Health and James A. Wood.

Part

3

Five Year Strategic Plan - Housing - Community Development

The Five-Year Plan for Sandy City

Needs and Strategies

The Consolidated Plan has two components: a five year plan consisting of the strategies and objectives that will be used between 2010 and 2015 and a one year action plan that includes details about specific programs that will be funded in 2010. This part of the document presents the five-year plan. The one-year action plan is outlined in Part 4.

Homelessness

Vision

The Sandy City Continuum of Care process adopted this vision, which for the Consolidated Plan has been expanded to be The Sandy City Homeless Housing and Services Vision.

- Continue to maintain, develop and implement a single, coordinated, inclusive homeless assistance system.
- Support homeless persons in their movement from homelessness to economic stability and affordable permanent housing within a supportive community.
- Strive to be inclusive of all the needs of all of Sandy City's homeless, including the special service and housing needs of homeless sub-populations.

Problem - Needs

The following needs represent the consensus of the participants at the community planning session on homelessness.

Outreach and Assessment

Providers view better assessment of client needs as critical including the development of specialized assessment tools and support that can result in more effective case management. The Long Range Planning Committee for the Homeless convenes monthly as part of the Continuum of Care process to provide direct input and feedback, and to discuss the successes in movement along the Continuum that is based on caring, committed service providers who can knowledgeably provide assessment, referral and access information. Over the several years of meetings by the Committee, several projects have included a new assessment methodology designed to focus on specific groups (HV/AIDS, chronic substance abuse, dual diagnosis, and physical/cognitive/sensory disabilities) and for persons who are in need of job training programs.

Shelters

There appear to be enough generic emergency shelter beds to accommodate persons in need for those who desire shelter during the winter months, but not enough for the entire population. In the family facilities, where the count could support a small increase in the number of beds, the focus to attention should be on access and use of the current beds, and provide quicker turnover into the transitional and permanent beds, rather than to create more shelter beds. Within the men's shelters attention should be given to improving the quality of the beds.

There is one problem related to shelter capacity.

- The differing seasonal peak needs of the homeless - women and families in the early to mid-summer and men in the winter - might allow for improved service if there was some flexibility in who could use the beds at different times of the year. However, we also realize the need to segregate these populations for safety and personal privacy, and that additional structural modifications may need to be made to the facility to accommodate occupancy flexibility.

While there may be enough beds, the system still needs to improve services. The emergency shelters provide services primarily to persons with histories of poverty and chronic homelessness. High priority services that need to be developed or expanded over the next five years include:

- Case management
- Substance abuse treatment

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- Mental health care
- Housing placement for individual homeless persons
- Case management, childcare, and housing placement for families.

The addition or enhancement of these services to the continuum of existing services will provide increased opportunities for self-sufficiency for the homeless and encourage movement through the continuum. The ongoing process recognizes the emergency shelter system to be outstanding in terms of accessibility, referral and coordination. It further recognizes the Coalition for the Homeless as playing an important role within the system for providing opportunities for cooperation, coordination and advocacy, thus enabling continued funding and support.

Transitional Housing

There is a need for an increase in program-specific and population-specific transitional housing that includes a strong service base, whether internal or coordinated via external links. Further, it is essential that all transitional housing beds currently targeted for homeless persons be maintained. The transitional housing system has a bottleneck at the discharge point of the emergency shelter system. There are at present too few options for persons to make the passage from the shelter system into transitional program. More housing options are needed to serve members of special populations, who often are unable to move immediately from the shelter system to permanent, independent housing.

Permanent Housing

Another bottleneck in the continuum is at the point of access to affordable permanent housing with support services for special populations. The inventory of permanent service-enriched housing is inadequate to meet the need. An increased number of specific permanent housing units and options are critically important. In 2000, Sandy City placed its greatest emphasis on the development of permanent housing resources. Development of these resources has been slowed by the HUD match requirements and lagging time frames.

As described in Part 1, previous studies of the number of homeless persons and families in Salt Lake County have not been point-in-time studies. The following results are based on research commissioned for the Consolidated Plan 2005-2010. The study had 100 percent participation by homeless housing providers and meets HUD requirements for counts of persons homeless.

In the following table, the need for emergency shelter **beds** was determined by adding the number of sheltered and unsheltered individuals and inflating the result by 5 percent to take into account unknown individuals, and then proportionally determined for Sandy City based upon our percentage of the entire County population. The need for transitional housing was calculated by adding together those housed, in beds

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committed but yet to be constructed, and adding a 30 percent inflation factor to take account of the number of people in shelters and on the street who would benefit from transitional beds were they available. The need for permanent housing was calculated similarly.

Estimated **service needs** were derived based on percentages of homeless persons requiring the services, and then proportionally determined for Sandy City based upon our percentage of the entire County population. These percentages were developed through the Continuum of Care process and then applied to the total unduplicated homeless count shown in the Total Estimated Need under the Beds/Units section. The current inventory for services was determined through provider surveys.

HUD Table 1A
Homeless and Special Needs Population

		Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
Individuals					
Beds/Units	Emergency Shelter	30	28	2	low
	Transitional Housing	6	4	2	med
	Permanent Housing	10	0	10	med
	Total	46	31	18	med
Estimated Supportive Services Slots	Job Training	4	3	1	low
	Case Management	46	31	15	med
	Substance Abuse Treatment	12	8	4	low
	Mental Health Care	3	3	0	low
	Housing Placement	30	30	0	low
	Life Skills Training	10	10	0	low
	Other				
Persons in Families with Children					
Beds/Units	Emergency Shelter	9	8	1	med
	Transitional Housing	2	1	1	high
	Permanent Housing	4	0	4	med
	Total	15	9	6	med
Estimated Supportive Services	Job Training	5	5	0	low
	Case Management	9	9	0	low
	Substance Abuse Treatment	0	0	0	low
	Mental Health Care	1	1	0	low
	Housing Placement	9	4	5	med

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	Life Skills Training	4	4	0	low
	Other				
Estimated Sub-Populations	Chronic Substance Abusers	10	2	8	low
	Seriously Mentally Ill	3	2	1	low
	Dually-Diagnosed	0	0	0	low
	Veterans	1	1	0	low
	Persons with HIV/AIDS	6	6	0	low
	Victims of Domestic Violence	40	34	6	med
	Youth	12	8	4	med
	Other				

The estimated sizes of sub-populations of homeless persons were based on standard recognized percentages of homeless sub-populations as applied to the total unduplicated homeless count shown Total Estimated Need under the Beds/Units section. The current inventory was estimated by applying the percentage of actual sub-populations as determined by provider surveys during the point-in-time count.

Strategy

In keeping with the vision of the community, three comprehensive strategy statements were developed from the Continuum process:

- Maintain the current number of beds and units within the Continuum of Care for both homeless individuals and families.
- Focus development or expansion efforts on permanent housing and, to a lesser degree, on transitional living facilities for the homeless.
- Encourage maximum participation, training, evaluation, technical assistance and quality standards within the COC for all homeless programs.

In addition to accomplishing the programmatic objectives presented next, Sandy City, in collaboration with Salt Lake County, should continue to encourage maximum participation in the Continuum of Care (COC) process through the following actions:

- Support participation in the process by homeless persons.
- Maintain quality process standards.
- Maintain a standard policy within the homeless funding processes (ESG and Continuum of Care) that requires proof of non-profit status and auditability prior to application or inclusion in the ranking processes.
- Continue to convene, train and support homeless service and housing providers within the COC process.
- Continue and improve the process for self and community evaluation of existing programs prior to funding renewal.

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Objectives

The City will fund programs to meet the following objectives. The most likely funding sources to be used are shown in parentheses. The performance indicator is also shown in parentheses.

HUD Table 1C for the Homeless

	2010 Target	5 Years Target
Support operations and essential services of current shelters and transitional housing providers at locations convergent and accessible to the homeless population (CDBG) (Organizations)	1	1
Renovate emergency shelters and transitional housing facilities (CDBG) (Public Facilities)	-	1
Provide Shelter Plus Care or other permanent housing for homeless persons with disabilities (CDBG) (Persons Who Are Homeless).	-	2
Provide employment and other life skill training and counseling (CDBG) (Organization)	1	2
Develop new or rehabbed service-enriched housing units (CDBG, HOME) (Housing units)	2	10
Develop new or rehabbed scattered-site transitional housing units (CDBG, HOME) (Housing units)	4	6
Create one new Continuum of Care services-only program (CDBG)(Organizations)	-	5

Outcomes

The results expected will occur over a period of time and are expected to accomplish the stated vision. The expected outcome is to seek to help homeless persons in their movement from homelessness to economic stability and affordable permanent housing within a supportive community. Strive to be inclusive of all the needs of all of Sandy City's homeless, including the special service and housing needs of homeless sub-populations. This means that the program will help improve the environmental

conditions in a neighborhood, increase the amount of affordable housing, and help improve self-sufficiency.

Special Populations

Vision

The City will collaborate with a wide variety of public and private organizations in planning and providing housing and service resources to persons with special needs in order that they may live independently.

Problem - Needs

HUD recognizes the following special populations. Sandy City has chosen not to identify priority needs among this set of persons with special needs.

The Frail Elderly: The frail elderly require counseling services to help them make decisions about whether to live independently and how to arrange their finances to help them do so. There has been an increase in predatory lending that makes this service more important than before. Home repairs and assistance in making their units accessible can help the frail elderly maintain their independent living status.

Persons with Physical Impairments: Persons with impairments require help making their homes and apartments more accessible. They would also benefit from accessibility improvements in public and nonprofit service facilities.

Persons with Mental Retardation and Developmental Disabilities: This population requires special counseling services to help them make decisions about whether to live independently and how to arrange their finances to help them do so. There has been an increase in predatory lending that makes this service more important than before. Home repairs and assistance in making their units accessible can help this population maintain their independent living status.

Persons with Mental Illness: Valley Mental Health is an organization that comprehensive network of services that ranges from group homes to independent living options.

Persons with HIV/AIDS: The Division of Infectious Diseases at the University of Utah Hospital, Clinic 1A is an outpatient clinic that case manages all of the reported HIV/AIDS cases in the county. The housing needs of these individuals are served by a single agency the Salt Lake Community Action Program.

Persons with Substance Abuse Problems:

Strategy

Many of the needs of these special populations touch on issues of homelessness. AR services for persons in these special populations that involve emergency shelters, transitional housing or permanent housing have already been addressed in the section on homelessness.

- With respect to HIV/AIDS, the City will maintain the existing service programs through the existing network of AIDS services providers and assist them in their continuing efforts to respond to the changing demographics of HIV/AIDS.
- With respect to the frail elderly, the City will continue to support direct federal applications for elderly housing, support housing counseling programs that can assist elderly persons in maintaining independent living and protect them from predatory lenders. In addition, the City will continue to fund home repair services and accessibility improvements that can help the elderly live independently
- With respect to persons with disabilities, the City will fund home repair services and accessibility improvements to allow such persons to live independently in units. The City currently provides this service for homeowners through local non-profit organizations.
- The City will consider using some of its housing dollars in partnership with not-for-profit agencies serving special populations to create additional service enriched housing units for non-homeless persons.
- The City will look for opportunities to coordinate its funding allocations with Salt Lake County in those areas where the county is the grantee for state or federal dollars dedicated to serving persons with mental retardation, development disabilities, serious mental illness or substance abuse problems.

The City would benefit from additional housing units for **persons** in any of these special populations and will, therefore, support applications for funding from HUD's supportive housing programs for the elderly (Section 202) or persons with disabilities (Section 811).

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Objectives

The City will support programs to help it meet the following objectives:

HUD Table 1C for Special Populations

	2010 Target	5 Years Target
Provide operational support for 2 beds of congregate, transitional housing for persons with HIV/AIDS (Persons with Special Needs)	-	2
Provide direct services for persons with HIV/AIDS, including housing assistance, supportive services and linkages to medical support (Persons with Special Needs)	-	5
Create an improved housing information system for use in housing and case management for persons with HIV/AIDS (Organizations)	-	1
Provide housing counseling services to frail elderly persons (Elderly)	15	60
Provide home repair services to frail elderly persons and handicapped (CDBG, HOME) (Elderly and/or Handicapped Households)	15	100
Provide home repair and accessibility upgrade services to persons with disabilities (CDBG, HOME) (Persons with Special Needs)	35	175
Create one new Continuum of Care services-only program (CDBG)(Organizations)	-	5

Outcomes

The results expected will occur over a period of time and are expected to accomplish the stated vision by working with a wide variety of public and private organizations in planning and providing housing and service resources to persons via special needs in order that they may live independently with an improved quality of life.

Housing

Vision

The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.

Problems-Needs

In 2000, there were approximately 979 households in Sandy City with incomes in the range that HUD considers to be very low less than 30 percent of the metropolitan area's median family income, adjusted for size). Many of these very low-income households are renters. A large proportion of these households pay more than 30 percent of their income for housing costs, which HUD considers to be the criterion for housing cost burden. Except for the larger families (5 or more persons), overcrowding cannot be documented as severe a problem as cost burden. There is very little data on housing quality, but the consensus of building inspection staff who frequently observe the interiors of older homes during remodeling was that housing quality in Sandy City, especially in this income range, is a growing problem

Low-income households have incomes between 31 and 50 percent of the size-adjusted area median. A two-earner household in which both workers are employed full-time at minimum-wage jobs would fall into this category. In 2000, there were approximately 737 low-income households in Sandy City. The greatest problem in this category is also affordability. In addition, housing quality is a problem. For larger families, overcrowding can also be a problem.

Other issues in addition to affordability, crowding and the quality of the housing stock to be considered in planning for housing are listed as follows:

- There are approximately 280 units of assisted housing in Sandy (Section 8 subsidy). These units are nearly entirely filled by persons whose incomes fall into the very low, low or moderate range. However, a very small proportion of the City's Section 8 subsidized units may be coming up for renewal. While there may be reason to worry that some may not be renewed, there is scant data upon which to make a prediction. There may only be a small net loss in project-based Section 8 units, but the City must have a strategy in the event the loss is greater.
- The City includes some concentrations of poverty. In areas that qualify as low- and moderate-income neighborhoods, more than one person out of every three is at or below the poverty line.
- Predatory lending practices are victimizing elderly and low-income homeowners. This phenomenon is not well documented in Sandy City, although many community experts said that it is happening here.

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- The costs associated with bringing a building into full compliance with the Uniform Building Code can sometimes interfere with the ability of homeowners to make renovations and repairs, even with financial assistance.
- Nearly every building in the City built before 1960 contains lead paint. Any public money used in rehabilitating such structures must contend with this hazard.
- Improved accessibility for persons with physical limitations and for the frail elderly is important.
- Housing construction in Sandy is expensive. There is little available land and what is available is difficult to develop.

Priority Needs

The following priority needs were established in the community planning sessions on homeownership and rental housing. Estimated units come from analyses of 2000 Census data by HUD prepared for the Comprehensive Housing Affordability Strategy. Estimated costs were calculated as follows.

- It was estimated that 2.8 percent of all housing units inhabited by very low--income households would be more cheaply replaced than rehabbed, and that this was also true of 1 percent of units occupied by low-income households. Replacement costs for rental units were estimated at \$94,500 for small related families, \$110,500 for Large related families, \$105,000 for elderly households, and \$73,500 for other units. Owner replacement costs were estimated at \$127,000. This analysis does not take into account the fact that some properties in historic preservation districts could not be rebuilt.
- It was estimated that 16 percent of all units occupied by very low-income households are in need of major rehabilitation and that the same is true of 11 percent of low-income households and 6 percent of moderate-income households. The cost of a major rehabilitation was set at \$25,000.
- Finally, it was assumed that 30 percent of very low-income, 20 percent of low--income and 10 percent of moderate-income households require ancillary services or interventions with an average cost of \$5,000. Such services include fair housing initiatives on their behalf, housing counseling, homeownership program, etc.

A household is classified as Elderly if the head of household is 62 or older, regardless of whether it is a one-person household or a family household. Small and large related households are classified as such only if there is a family relationship among two or more members (e.g., marriage, parent/child, adoption). Other households

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include non-elderly one-person households (the majority of other households) as well as non-family households.

HUD Table 2A
Priority Needs Summary Table

		Priority Need Level High, Medium, Low		Total Needs (Households)	Goals
Renter	Small Related	0-30%	L	163	20
		31-50%	M	245	35
		51-80%	M	370	35
	Large Related	0-30%	L	245	20
		31-50%	M	368	35
		51-80%	H	556	35
	Elderly	0-30%	H	90	30
		31-50%	M	145	45
		51-80%	M	178	45
	All Other	0-30%	M	82	20
		31-50%	M	125	20
		51-80%	M	235	20
Owner		0-30%	L	57	10
		31-50%	L	508	35
		51-80%	M	1,824	100
Special Populations		0-80%	M	241	35
Total Goals					540
Total 241 Goals					35

Strategy

The City's housing strategy has four components:

- Improved opportunities for homeownership
- Assistance to existing homeowners
- Improved opportunities for affordable rental housing
- Fair housing and increased choice in housing

In implementing these strategies, the City will take account of the general strategies laid out in other areas of this Plan: promote **regionalism**, create **partnerships**, **leverage** City dollars, pay attention to the need for **neighborhood revitalization**, **target** resources geographically, and **monitor** the results.

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Improved Opportunities for Home Ownership

The City should promote home ownership for new residents and persons who are now renting in the City in the following ways:

- Encourage new construction in the City.
- Support fair housing initiatives and promote increased lending to minority applicants and in low-income neighborhoods.
- Provide counseling and education services for first time buyers.
- Support neighborhood revitalization efforts.
- Provide tax abatements, down payment assistance, and other incentives that change the cost equation for purchasing a home.
- Encourage home ownership training and support for public housing assistance residents.
- Preserve the stock of duplexes and single unit structures for potential homeowners by making such structures ineligible for programs aimed at assisting renters.

Assistance to Existing Homeowners

The City should assist existing homeowners to maintain their homes, where appropriate.

- The City will provide funding to groups that provide counseling and education services.
- The City will provide owners with access to low-cost loans or grants to effect repairs and renovations.
- The City will provide funding to groups that assist homeowners with homeownership maintenance training.
- The City will comply with federal lead paint regulations, including HUD, EPA, and other published regulations whenever it undertakes rehabilitation projects.

Note that under the category of Special Populations, special strategies for the frail elderly and persons with physical disabilities were included.

Improved Opportunities for Affordable Rental Housing

The City's strategies for low and moderate income rental housing are as follows:

- Assist low- and moderate-income renters find affordable units by increasing the number of safe, sanitary units on the market. This strategy commits the City to increasing the supply of affordable rental units.
- Provide funding for support services that assist low- and moderate-income renters in finding or maintaining affordable housing. This strategy commits the City to doing a better job of linking low- and moderate-income households to housing resources, and keeping them in units.

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- The City will comply with federal lead regulations whenever it undertakes rehabilitation projects. The City will continue to offer relocation services for households who must move because of lead paint hazards.
- Support CMHA HOPE VI projects (i.e., provide funding, review development plans, grant permits, inspect construction work, and monitor relocation). These projects should produce high quality public housing while also creating more economically diverse neighborhoods. The City will be monitoring its investments in these projects and the impact of the projects on residents.
- The City will support new Section 8 vouchers for the community.
- The City will also explore ways to keep project-based Section 8 subsidies.
- The City will support applications by non-profit organizations for federal grants for the upkeep and modernization of housing and for programs to improve the quality of life in public housing and in all of the City's neighborhoods.

Note that under the category of Special Populations, the special strategy presented for persons with physical disabilities applies to both owner and rental households.

Fair Housing and Increased Choice

Many of the components of the City's fair housing strategy have already been discussed as parts of the strategies for homeowners and renters. However, discussing them together as part of a strategy to promote fair housing and increased choice underscores the City's commitment to reducing concentrations of poverty.

***An Analysis of Impediments to Fair Housing.* completed for Sandv City in 2005 by Wikstrom Economic & Planning Consultants, Inc, identified several fair housing issues. The fair housing analysis found:**

- **There have been housing discrimination complaints in Sandv City based on income, race, sex, color, disability, familial status, and religion. Ten complaints led to charges being filed, but did not result in any findings of discrimination. There has never been a housing discrimination case in Sandy City filed by HUD, the Department of Justice, or any private plaintiff;**
- **The barrier to housing choice appears to be the lack of available affordable land. With vacant lands for construction of housing limited to in-fill lots in R-1-8 zones, and only a few vacant lots in RM Zones, there is virtually no land for affordable housing construction available allowing residential development.**
- **Minorities who want to move into Sandv and who have characteristics similar to the Salt Lake County's minority income, education and employment demographics will experience limited housing choice in Sandv due to a lack of affordable housing in Sandv city. The minority population in Sandv have higher incomes and own their homes in greater proportion to the minority population in Sandy Lake County. Yet, Sandy City has a lower proportion of minorities than**

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does the County. Sandy City minorities are concentrated in the Sandy quadrant which also has the most affordable housing;

- The current housing profile indicates that Sandy City is a predominately single family housing community with high home prices and high family incomes. Sandy City is not supplying its proportionate share of multi-family housing in Salt Lake County although a favorable sign is that multi-family construction has substantially increased in the City in the last five years.
- With increasing home prices, increasing land costs, and rising rental rates growing faster than incomes, the lack of affordable housing severely limits housing choice for many families. Special-needs populations who are limited in income due to disabilities or illnesses, single-parent households and low-income minority populations will be restricted in housing choice in Sandy with the limited supply of affordable housing;
- The Sandy City community appears to be accepting of special needs housing as historically there has been no opposition to the location of group homes in the City;
- Factors influencing the limited supply of multi-family housing include a reluctance amongst the general population to support rental housing construction, and the lack of availability of land for more affordable housing options.
- There does not appear to be discrimination in mortgage lending. The federal Home Mortgage Disclosure Act Data for home purchase loans does not indicate discrimination. Debt-to-income ratio and credit history are the main reasons for denial of home purchase loans. Financing of multi-family housing in Sandy is in proportion to multi-family housing financing in the Salt Lake-Ogden Metropolitan Statistical Area.

In developing strategies for the preservation of project-based Section 8 the City will work to balance the goal of retaining a subsidized structure with the goal of discouraging the concentration of subsidies in a few impacted neighborhoods.

In implementing its entire plan, the City will work to increase the economic diversity of its neighborhoods and counter the forces acting to concentrate poverty and racial minorities.

Plan To Minimize Displacement

In carrying out its Consolidated Plan programs, the City minimizes displacement of low-income families in the following manner.

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- The City's rehabilitation loan programs are structured to discourage permanent displacement. Any permanent relocation, or the temporary relocation of tenants that may be necessary during the rehabilitation process, is a cost to the property owner. This increases the owner's incentive to avoid displacement and means any relocation during the rehabilitation process.
- The City offers relocation assistance to residents and businesses displaced as a result of locally funded development activity.

Objectives

Following is a list of the housing objectives that the City should adopt (performance indicators are shown in parentheses).

	2010 Target	5 Years Target
Develop new and rehabilitated housing units suitable for home ownership by persons with low and moderate incomes (Housing units)	2	10
Assist low income and moderate income renters in making the transition to owner-occupancy (Households)	2	10
Help low-income homeowners maintain ownership of their homes (Households)	5	25
Develop rental units for very low-income and low- income households (Housing units)	2	10
Provide supportive services for very low-income and low-income renters that will enable them to find and keep affordable units (Households)	20	100
Promote fair housing (Households)	20	100
Develop and support comprehensive efforts to revitalize neighborhoods while also expanding economic opportunities (Organizations)	1	5
Reduce blighting influences in residential neighborhoods (Housing units)	10	50

Outcome

The results expected will occur over a period of time and are expected to accomplish the stated vision. It is hoped that the impact of these programs will help achieve diverse neighborhoods that offer affordable housing opportunities and choices to all,

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while creating neighborhoods that are dynamic, safe places where its citizens can live, work, and play. An expected outcome is also that these programs will help to increase the economic diversity of the City's neighborhoods and counter the forces acting to concentrate poverty and racial minorities.

Community Development

HUD uses the category of *Community Needs* to refer to any problems to be addressed with federal dollars that are not related to homelessness, special populations, or directly related to housing. In previous years, the City has identified the following programs as worthy of funding:

- Programs to promote economic development
- Programs to increase the skills of the Workforce and access to jobs
- Programs to serve youth
- Programs that provide human services and that are in need of upgraded facilities.

Vision

The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.

Problem-Needs

HUD recognizes nine categories of Community Needs. These include eight areas that the City has in the past addressed with CDBG funds: Senior Programs, Public Services, Public Facility Needs, Infrastructure, Youth Programs, Anti-Crime Programs, Planning and Administration, and Other.

The City has chosen to set priorities among the nine need areas and has estimated the number of units of service that would be required to ameliorate the problems. The following table shows the estimated cost of fully addressing the problem areas that the City will address with CDBG funds.

Community Needs Table

Category	Sub-Category	Need Level	Units	Estimated \$
Anti Crime	Crime Awareness	M	1	\$200,000
Economic Development	Rehab; Publicly or Privately-Owned Commercial Property	N	-	-
	Land Acquisition/Disposition	N	-	-
	Infrastructure Development	N	-	-
	Building Acquisition, Construction, Rehabilitation	L	3	\$300,000
	Other Commercial/Industrial Improvements	N	-	-

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	Direct Financial Assistance to For Profit Organizations	N	-	-
	Technical Assistance	L	5	\$50,000
	Micro-Enterprise Assistance	L	25	\$50,000
Infrastructure	Flood Drain Improvements	N	-	-
	Water/Sewer Improvements	N	-	-
	Street Improvements	M	5,000	\$500,000
	Sidewalks	M	1,000	\$500,000
	Tree Planting	L	250	\$100,000
	Removal of Architectural Barriers	M	200	\$100,000
	Privately Owned Utilities	N	-	-
Planning & Administration	Planning & Administration	M	5	\$425,000
Public Facilities	Public Facilities and Improvements (General)	N	-	-
	Handicapped Centers	N	-	-
	Neighborhood Facilities	M	1	\$1,000,000
	Parks, Recreational Facilities	M	1	\$300,000
	Parking Facilities	N	-	-
	Solid Waste Disposal Improvements	N	-	-
	Fire Stations/Equipment	N	-	-
	Health Facilities	N	-	-
	Asbestos Removal	N	-	-
	Clean-Up of Contaminated Sites	N	-	-
	Interim Assistance	N	-	-
	Non-Residential Historic Preservation	L	10	\$100,000
Public Services	Public Services (General)			
	Handicapped Services	L	100	\$75,000
	Legal Services	L	100	\$60,000
	Transportation Services	N	-	-
	Substance Abuse Services	L	-	-
	Employment Training	L	25	\$25,000
	Health Services	N	-	-
	Mental Health Services	L	-	-
	Screening for Lead-Based Paint/Lead Hazards	M	100	\$1,000,000
Senior Programs	Senior Centers	L	1	\$6,000
	Senior Services	L	-	-
Youth Programs	Youth Centers	L	-	-
	Child Care Centers	L	-	-
	Abused and Neglected Children Facilities	L	-	-
	Youth Services	L	-	-
	Child Care Services	N	-	-
Other	Abused and Neglected Children	L	-	-
	Urban Renewal Completion	N	-	-
	Non-Profit Organization Capacity Building	N	-	-
	Assistance to Institutes of Higher Education	N	-	-
	Repayments of Section 108 Loan Principal	H	1	\$1,722,500
	Unprogrammed Funds	L	-	-

Economic Development

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The City is in constant competition with the surrounding suburbs, which can offer a plentiful supply of undeveloped land and cheaper office and retail space. Industrial and commercial development is easier at the region's periphery than at its core. The City has to contend with state policies that subsidize the cost of moving jobs to new development sites in the suburbs. Suburban developments are typically greenfields developments.

- The City is short of large sites that can be developed.
- Environmentally damaged land is a serious problem.
- Inadequate infrastructure in industrial areas can play a key role for companies that are considering expansion, often leading them to consider relocation instead.
- Built-out suburban cities such as Sandy have little vacant land available for development. Land assembly is often something private developers need assistance with.
- The physical impact of blight on a small neighborhood commercial district is evident much sooner than in large commercial or industrial areas.

Potential small business developers in the City face barriers involving the lack of assistance and financing. The needs of the City's small and minority businesses can be identified as:

- Difficulty securing working capital financing and equity investments.
- No local active equity fund to serve the needs of small businesses.
- A need for government assisted micro-loan programs to meet the demands of start-up companies for financing.
- A need for a technical assistance clearinghouse, which would act as a "one-stop-shop" for small businesses in need of support services.
- A need for broader utilization in the market segments and greater access to bid for City contracts.
- Small businesses need information about the availability of public sector resources as well as the purchasing programs of private corporations.
- A need for corporate mentoring programs for women-owned businesses.

Workforce Development and Access to Jobs

The City's potential Workforce includes a disproportionate share of the region's very well-off members. The City's resident workforce is better educated than in adjacent suburban community's workforce and is less qualified for less skilled jobs. The poverty rate in Sandy City is 3.4 percent.

Youth

Sandy's youth are not concentrated in one geographical area of the City, but are distributed fairly evenly across the board. However, the number of youth living at or near the poverty line tend to live within previously identified low- and moderate-income areas, generally west of 700 East Street. The City provides funding for an after-school boys and girls club that promotes self-worth and other activities to facilitate a positive outlook on life. The City also provides funding to a variety of local non-profit groups that provide counseling and mentoring services for youth in low-income neighborhoods

Senior Programs

The Sandy Senior Center is a non-residential educational and activities center for active people age 60+. It is a regional facility serving the south end of the Salt Lake Valley. The Senior Center served approximately 10,000 seniors in 2009. The Center draws people from around the entire valley because of eighty classes, trips, activities, health and nutrition programs, and personal services that are hosted on site in any quarter. During much of the day, the Center closely resembles a college campus with people hurrying from activity to activity.



Sandy Senior Center built with CDBG funds/108 payments made yearly.

People are drawn to the Center because it is a vital jewel: the marriage of Salt Lake County and Sandy City efforts to ensure that seniors have the finest quality programs and facilities. With a full-time staff of only three the Center boasts more than two hundred volunteers teaching everything from computers, exercise classes, to tatting, tai chi, and yoga. Participants agree that at the Sandy Senior Center there is always 'something to do, something to be, and something to look forward to.'

Strategies

Public Facilities

Not-for-profit organizations that serve the human service needs of the population of the City sometimes have infrastructure needs that imperil their ability to provide service. These may include lead hazards.

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General Anti-poverty Strategies

The Sandy City anti-poverty strategy focuses on the concept of coordination and linkages. The goals and objectives in the strategic plan describes the role that the City will play in regional efforts to move people out of poverty and to revitalize geographic areas of the community. Key strategies include:

- Focusing resources on populations with the greatest need;
- Coordinating physical development with provision of supportive services with persons with special needs;
- Enabling low-income persons to accumulate assets through homeownership and business development;
- Focusing on education and training that leads to healthy families and self-sufficiency;
- Empowering low-income residents to provide leadership and solve problems in their neighborhoods

The City will continue to collaborate with the Community Action Program (CAP) and the Community Services Council (CSC). Financial Counseling, Rent Assistance, Employment Training account for most of the dollars that CAP and CSC expends annually in its anti-poverty effort.

The City anticipates that, through the Consolidated Plan process and the availability of CDBG funds, these types of partnerships will grow and as a result more low- and moderate-income households will benefit through better housing conditions, job creation, affordable infrastructure costs and basic needs being addressed.

Economic Development

The City employs land aggregation through acquisition to develop areas specifically designed to attract new business investments in Sandy. This program attracts corporate offices, plant and facility consolidations and commercial, industrial or distribution firms into geographically defined areas identified by the City. When the City identifies land that might be suitable for development, it will develop it and seek out partners. Pre-development activity for these areas includes land assembly, demolition, relocation of businesses, and the design and construction of public improvements. The City will also promote and encourage actions to identify contaminated City property and implement cleanup projects.

Neighborhood business districts can benefit from investments in infrastructure and building renovations. The physical impact of blight on a small neighborhood commercial district is evident much sooner than in large commercial or industrial areas. The loss of even one business in a neighborhood business district may result in a sharp decrease in the volume of business to the area and adversely impact adjacent businesses. The City will support neighborhood business districts by making infrastructure investments, including sidewalk treatment and lighting which enhance the appearance and visually unify the area.

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Inadequate infrastructure in industrial areas can play a key role for companies that are considering expansion, often leading them to consider relocation instead. Businesses need to be accessible and to have access to interstates and railroads in order to get their goods to market.

The City will create jobs for low-income residents through the provision of loans or other forms of assistance to industry or commercial businesses throughout the City or to small or to neighborhood businesses.

The City will offer assistance to small business enterprises, with an emphasis on minority and women businesses. Several private sector organizations focus on improving the business climate and furthering economic development in Sandy City and Salt Lake County. These include the Sandy City Chamber of Commerce, and the Larry Miller Entrepreneurial Business Education Center.

The Sandy Chamber administers programs aimed at assisting small, minority and women-owned businesses. The Sandy Area Chamber of Commerce Business Development Council has a program called the Successful Business Building Program. These classes teach how to make your business successful. The Larry Miller Entrepreneurial Business Education Center provides small business technical assistance and through SBA and state programs, assists with locating financing.

With the completion of the light rail system through Sandy City it has opened up new opportunities for areas of economic development and affordable housing. Sandy City has recently approved nearly 100 acres near the light rail stations for mixed use development as well as other areas that have been recently master planned for mixed use along the light rail corridor. These proposed mixed use developments are implementing important elements of our City's General Plan and sub-area plans for these areas. This will provide a variety of housing choices for a variety of income levels. This will also provide a wide range of economic opportunities to support the people who will live there, while creating a sense of place, community, life and vibrancy. All of these things will contribute to better quality of life in the neighborhoods.

Over the next 2-5 years Sandy City's goal is to do the following:

- Use RDA funds for the creation of affordable housing targeting the Historic Sandy area.
- Update the City's Economic Development Plan.
- Create an RDA/CIP 5 year plan.
- Continue to market Sandy City to high tech based businesses and other services the City currently may not have.
- Continue to work with the State Legislature to create new businesses, expand current businesses and provide stability for existing businesses.

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- Continue partnering with the Salt Lake Community College/ Larry Miller Entrepreneurial Business Education Center for the small business fair. This is provided to help small business owners or new business owners learn all the aspects of having a successful business.

Workforce Development and Access to Jobs

The City will make a concerted effort to collaborate more closely with the State Workforce Services. More generally, the City should invest in workforce development. In addition, the City will:

- Promote the coordination of efforts to improve community transportation from housing to jobs.
- Promote partnerships with the schools.
- Promote workforce development through career planning services, services to dislocated, workers, older workers and workers with minimal job skills.
- Provide job readiness training and job placement services to low-income residents ready for immediate employment.

Objectives

The City will fund programs to accomplish the following objectives.

HUD Table 2C Other Community Development Objectives

	2010 Target	5 Years Target
Install missing or inadequate infrastructure (Feet of improvements)	1000	5000
Provide social services and constructive activities for at-risk children and youth (Youth)	200	1000
Promote industrial and commercial redevelopment by assembling land and/or improving site and infrastructure conditions (Businesses)	-	3
Encourage microenterprises and small business development within the City (Organizations)	1	1
Provide public improvements to support revitalization of neighborhood business districts (Feet of improvements)	-	1500
Provide planning and administration for the CDBG Program (Employees)	1.25	1.00

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Create new recreation opportunities in eligible LMI areas (Parks)	1	2
Provide emergency food supplies for at-risk, Low- and Moderate Income households (Organizations)	2	2
Provide counseling services for victims of domestic violence and witnesses to domestic violence (Organizations)	1	2
Provide basic legal services for battered spouses (Organizations)	1	1
Provide temporary emergency shelter for battered spouses and their children (Organizations)	1	1
Provide scheduled 108 loan payment for the construction of the Senior Citizen Center (Public Facilities)	-	1
Provide crime prevention education and enhanced police services to the Historic Sandy Area (Police Officers)	1	1
Provide for Code Enforcement in target neighborhoods to reduce the effects of blight on existing housing stock. LMI households will have access to these resources.	1	1

Outcome

The results expected will occur over a period of time and are expected to accomplish the stated vision. It is hoped that the impact of these programs will help achieve diverse neighborhoods that offer affordable housing, economic opportunities and choices to all, while providing a sense of place, community, life and vibrancy. All of these things will contribute to better quality of life in the community.

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Sandy City CDBG Program Model

Vision	Problem-Needs	Priority High, Med, Low	Current Service or Activity	Strategy	Objectives	Outcome
Homeless Housing and service vision. Continue to maintain, develop and implement a single, coordinated, inclusive homeless assistance system. Support homeless persons in their movement from homelessness to economic stability and affordable housing within a supportive community. Strive to be inclusive of all the needs of all Sandy City's homeless, including the special service and housing needs of homeless sub-populations.	Outreach and Assessment	High	Service providers	*Maintain the current number of beds and units within the Continuum of Care for both homeless individuals and families. *Focus development or expansion efforts on permanent housing and, to a lesser degree, on transitional living facilities for the homeless. *Encourage maximum participation, training, evaluation, technical assistance and quality standards within the COC for all homeless programs.	*Support current shelters and transitional housing providers (5 yr. target 1) *Renovate emergency shelters and trans. housing facilities (5 yr. target 1). *Provide shelter plus care or other permanent housing for homeless persons with disabilities (5 yr. target 2). *Provide employment and other life skill training and counseling (5 yr. target 2) *Rehabbed service-enriched housing units (5 yr. target 10 HOME) *Rehabbed scattered-site transitional housing units (5 yr. target 6 HOME) *Create one new Continuum of Care service-only program (5 yr. target 5)	The expected outcome is to seek to help homeless persons in their movement from homelessness to economic stability and affordable permanent housing within a supportive community. Strive to be inclusive of all the needs of all of Sandy City's homeless, including the special service and housing needs of homeless sub-populations. This means that the program will help improve the environmental conditions in a neighborhood, increase the amount of affordable housing, and help improve self-sufficiency.
	Shelters	Med	Road Home: grants to fund the cost of emergency shelters	*Sandy City and Salt Lake County should continue to encourage maximum participation in the Continuum of Care process through 1) support participation in the process by homeless persons 2) maintain quality process standards 3) maintain a standard policy within the homeless funding processes 4) continue to convene, train and support homeless service and housing providers 5)continue and improve the process for self and community evaluation of existing programs prior to funding renewal.		
	Transitional Housing	High	Housing Authority of SL/Road Home: grants to fund the operations and maintenance of 4 units.			
	Permanent Housing	High	Road Home: grants to provide counseling services to help families move to a permanent housing solution.			

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Vision	Problem-Needs	Priority High, Med, Low	Current Service or Activity	Strategy	Objectives	Outcome
Special Population - The City will collaborate with a wide variety of public and private organizations in planning and providing housing and service resources to persons vi special needs in order that they may live independently.	The Frail Elderly	NA	*SHHIP -Senior Handicapped Home Imp. Program *Assist-Grants to fund emergency repairs *Senior Center Education and Counseling	*With respect to the frail elderly, the City will continue to support direct federal applications fro elderly housing, support housing counseling programs that can assist elderly persons in maintaining independent living and protect then from predatory lenders. The City will continue to fund home repair services and accessibility improvements. *With respect to persons with disabilities, the City will fund home repair services and accessibility improvements to allow such persons to live independently in units. *The City will consider using some of its housing dollars in partnership with not-for-profit agencies serving populations to create additional service enriched housing units for non-homeless persons. *The City will look for opportunities to coordinate its funding allocations with Salt Lake County in those areas where the county is the grantee for state federal dollars dedicated to serving persons with mental retardation, development disabilities, serious mental illness or substance abuse problems. *The City will maintain the existing service programs through the existing network of AIDS services providers and assist them in their efforts to respond to changing demographic of HIV/AIDS.	*Provide operational support for 2 beds of congregate, transitional housing for persons with HIV/AIDS (5 yr. target 2) *Provide direct services for persons with HIV/AIDS, including housing assistance, supportive services and linkages to medical support (5 yr. target 5) *Create an improved housing information system for use in housing and case management for persons with HIV/AIDS (5 yr. target 1) *Provide housing counseling services to frail elderly persons (5 yr. target 60) *Provide home repair services to frail elderly persons and or handicapped (5 yr. target 100) *Provide home repair and accessibility upgrade services to persons with disabilities (5 yr. target 60) *Create one new Continuum of Care services-only program (5 yr. target 5)	The expected outcome will come through working with a wide variety of public and private organizations in planning and providing housing and service resources to person with special needs in order that they may live independently with an improved quality of life.
	Persons with Physical Impairments	NA	*SHHIP -Senior Handicapped Home Imp. Program *Assist-Grants to fund emergency repairs			
	Persons with Mental Retardation and Development Disabilities	NA	*SHHIP -Senior Handicapped Home Imp. Program *Assist-Grants to fund emergency repairs			
	Persons with Mental Illness	NA	No program exists			
	Persons with HIV/AIDS	NA	No program exists			
	Persons with Substance Abuse Problems	NA	No program exists			

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Vision	Problem-Needs	Priority High, Med, Low	Current Service or Activity	Strategy	Objectives	Outcome
Housing- The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.	Housing Quality	High	Sandy City - Community Development, Building Inspections	<p>*Improved Opportunities for Home Ownership. 1)Encourage new construction in the City. 2)Support fair housing initiative and promote increased lending to minority applicants and low-income neighborhoods. 3)provide counseling and education services for first time buyers. 4)Support neighborhood revitalization efforts. 5)Provide down payment assistance, and other incentives that change the cost equation for purchasing a home. 6)Encourage home ownership training and support for public housing assistance residents. 7)Preserve the stock of duplexes and single unit structures for potential homeowners by making such structures ineligible for programs aimed at assisting renters.</p> <p>*Assistance to Existing Homeowners. 1)provide funding to groups that provide counseling and education. 2)Provide owners with access to low-cost loans or grants to effect repairs and renovations. 3)Provide funding to groups that assist homeowners with homeownership maintenance training. 4)Comply with federal lead paint regulations, including EPA, HUD, and other published regulations whenever a rehabilitation project is undertaken.</p>	<p>*Develop new and rehabilitated housing units suitable for home ownership by persons with low and moderate incomes (5 yr. target 10 housing units)</p> <p>*Assist low income and moderate income renters in making the transition to owner-occupancy (5 yr. target 10 households)</p> <p>*Help low-income homeowners maintain ownership of their homes (5 yr. target 25 Households)</p> <p>*Develop rental units for very low-income household (5 yr. target 10housing units)</p> <p>*Provide supportive services for very low-income and low-income renters that will enable them to find and keep affordable units (5 yr. target 100 households)</p> <p>*Promote fair housing (5 yr. target 100 households)</p>	<p>It is hoped that the impact of these programs will help achieve diverse neighborhoods that offer affordable housing opportunities and choices to all, while creating neighborhoods that are dynamic, safe places where its citizens can live, work, and play. An expected outcome is also that these programs will help to increase the economic diversity of the City's neighborhoods and counter the forces acting to concentrate poverty and racial minorities.</p>
	Preservation of Section 8 Housing	High	Housing Authority of Salt Lake Public Housing			
	Critical Home Repairs	High	Assist-Grants to fund the cost of emergency repairs			
	Major Home Rehabilitation	High	Utah Housing Services rehab program			
	Unhealthy Homes- lead paint	High	EPA, HUD lead paint regulations			
	Accessibility-retrofitting of housing units	High	Assist-Grants to fund retrofitting of housing units			

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	Homeownership Maintenance	Med	SHHIP-Grants to fund minor home maintenance repairs			
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	Outreach	High	All agencies	<p>*Improved Opportunities for Affordable Rental Housing. 1) Assist low-and moderate-income renters find affordable units by increasing the number of safe, sanitary units on the market. 2) Provide funding for support services that assist low-and moderate-income renters in finding or maintaining affordable housing. 3) The City will continue to offer relocation services for households who must move because of lead paint hazards. 4) Support CMHA HOPE VI projects (i.e., provide funding, review development plans, grant permits, inspect construction work, and monitor relocation). 5) Support new Section 8 vouchers for the community. 6) Explore ways to keep project-based Section 8 subsidies. The City will work to balance the goal of retaining a subsidized structure with the goal of discouraging the concentration of subsidies in a few impacted neighborhoods. 7) Support applications by non-profit organizations for federal grants for the upkeep and modernization of housing and for programs to improve the quality of life in public housing and in all of the City's neighborhoods.</p> <p>*Plan to Minimize Displacement. 1) The City's rehabilitation loan programs are structured to discourage permanent displacement. Any permanent relocation, or temporary relocation of tenants that may be necessary during the rehab process, is a cost to the property owner. 2) The City offers relocation assistance to residents and businesses displaced as a result of locally funded development activities.</p>	<p>*Develop and support comprehensive efforts to revitalize neighborhoods while also expanding economic opportunities (5 yr. target 5 organizations) *Reduce blighting influences in residential neighborhoods (5 yr. target 100 housing units)</p>	

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Vision	Problem-Needs	Priority High, Med, Low	Current Service or Activity	Strategy	Objectives	Outcome
Community Needs - The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.	Economic Development	Low	Economic Dev. Dept. Chamber of Commerce Business Education Center	<ul style="list-style-type: none"> *Support neighborhood business districts by making infrastructure investments. *Offer assistance to small business enterprises, with an emphasis on minority and women businesses. *Use RDA funds for the creation of affordable housing targeting the Historic Sandy area. *Update the City's Economic Development Plan. *Continue to market Sandy City to high tech based businesses and other services the City currently may not have. *Continue partnering with the Salt Lake Community College/Larry Miller Entrepreneurial Business Education Center for small business fair. *Support the boys and girls club after school programs. *Continue to support the senior programs that are offered through the Senior Center. *Support anti-crime prevention education and enhanced police services to Historic Sandy. 	<ul style="list-style-type: none"> *Install missing or inadequate infrastructure (5 yr. target 5000 feet of improvements) *Provide social services and constructive activities for at-risk children and youth (5 yr. target 1000 youth) *Promote industrial and commercial redevelopment by assembling land and/or improving site and infrastructure conditions (5 yr. target 3 businesses) *Encourage microenterprises and small business development within the City (5 yr. target 1 organization) *Provide public improvements to support revitalization of neighborhood business districts (5 yr. target 1500 feet of improvements) *Provide planning and administration for the CDBG Program (5 yr. target 1.00 employ) *Create new recreation opportunities in eligible LMI area (5 yr. target 2) *Provide emergency food supplies for at-risk, LMI households 2 organizations) *Provide basic legal services for battered spouses and their children (5 yr. target 1 organization) *Provide temporary emergency shelter for battered spouses and their children (5 yr. target 1 organization) *Provide scheduled 108 loan payment for the construction of the Senior Citizen Center (5 yr. target 1 public facility) *Provide crime prevention education and enhanced police services to the Historic Sandy Area (5 yr. target 1 police officer) *Reduce blight and the effects of blight on existing housing stock specifically in Historic Sandy (5 yr. target 1 code enforcement officer) 	The result expected will occur over a period of time and are expected to accomplish the stated vision. It is hoped that the impact of these programs will help achieve diverse neighborhoods that offer affordable housing, economic opportunities and choices to all, while providing a sense of place, community, life and vibrancy. All of these things will contribute to better
	Anti-Crime	Med	Police Dept. anti-crime programs			
	Infrastructure	Med				
	Planning & Administration	Med	CDBG- funding for Adm. and Planning			
	Public Facilities	Med				
	Public Service	High				
	Senior Programs	High	Senior Center			
	Youth Programs	High	Boys and Girls Club			
	Other	High				



Proposed design for a mixed-use project anchored by a hotel on the northwest corner of State Street and 9400 South. This proposed project includes a variety of housing opportunities and economic opportunities for a wide range of income levels. The proposed development is about 1/4 mile from a new light rail stop.

Monitoring

Current Monitoring Procedures

The Community Development Block Grant Program Administrator will regularly monitor all projects and programs that are to be funded. Subrecipients and projects will be monitored to verify compliance with HUD regulations and relevant Federal statutes as applicable to the delivery of the program. Subrecipients will also be reviewed to verify consistency with the terms and goals of the 5 Year Consolidated Plan and Strategy. Monitoring consists of on-site visits once per year and technical assistance consultations as needed. Citizens are also encouraged to comment on the performance of City and nonprofit agencies in implementing Consolidated Plan programs and projects and in meeting program objectives.

While the Consolidated Plan documents the proposed use of funds, the Grantee Performance Report (GPR) for CDBG identifies the progress and performance of projects, programs and services funded during the prior program year. Annual reports for the HOME Program are also available. The GPR is available in early September annually. At the beginning of September, the Community Development Department will publish a notice on the City web Site and in a general publication newspaper that the performance reports are available and locations where they may be reviewed. In the case of the web publication, the actual report will be available for on-line viewing and comments will be able to be submitted via email.

Citizens may have reasonable and timely access to information and records relating to Sandy's Consolidated Plan and its use of funds for the preceding five years. Consolidated Plan program history, in the form of previous Comprehensive Housing Affordability Strategy (CHAS) reports, CDBG Consolidated Plans, and CDBG Grantee Performance Reports can be reviewed in the Community Development

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Department, Room 210, City Hall, 10000 Centennial Parkway, Sandy, UT 84070, between the hours of 8:00 AM and 5:00 PM, or by calling (801) 568-7270.

Complaints from citizens concerning Consolidated Plan activities, amendments or performance should be directed to the Community Development Block Grant Program Administrator in the Community Development Department, Room 210, City Hall, 10000 Centennial Parkway, Sandy, UT 84070, between the hours of 8:00 AM and 5:00 PM. Citizen complaints submitted in writing will be answered within 15 working days where practicable.

Technical Assistance

Community groups may receive assistance with proposals for potential Consolidated Plan program funding by contacting the Community Development Block Grant Program Administrator in the Community Development Department, Room 210, City Hall, 10000 Centennial Parkway, Sandy, UT 84070, between the hours of 8:00 AM and 5:00 PM, or by telephone at (801) 568-7270.